

# 2024

## Corporate Responsibility Report

EASTGROUP  
P R O P E R T I E S

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# Message to Our Stakeholders

## Dear Stakeholder,

At EastGroup, corporate responsibility and sustainability continue to serve as guiding principles in how we operate and develop our business. With ongoing leadership from our Board and management team, we remain focused on delivering strong shareholder returns and operating results through our high-quality portfolio of business distribution properties that serve a diverse tenant base and support the communities in which we invest.

In 2024, we advanced several key initiatives that reinforce our commitment to thoughtful growth and long-term value creation. We made meaningful progress in our second year of participation in the GRESB Real Estate Assessment, including a 22-point increase in our Public Disclosure Assessment. This progress reflects our dedication to corporate transparency, strong governance and continuous improvement.

We also deepened our operational sustainability strategy through the publication of new Water Efficiency and Energy Efficiency guides, which outline performance goals and actionable targets across our portfolio. Additionally, we released a Tenant Green Fit-Out Guide to better support sustainable tenant improvements and align our operational goals with those of our tenant partners.

In support of climate resilience, we completed a property-level Resilience Survey for all assets, helping to further assess and manage climate-related risks across our portfolio. Our approach continues to balance long-term environmental stewardship with proactive risk management.

Recent property-level awards and recognitions highlight our commitment to excellence in sustainable building management and operational practices. This includes the prestigious BOMA Miami-Dade The Outstanding Building of the Year® (“TOBY®”) Choice Award and BOMA Southern Region TOBY Award for Gateway Commerce Park in the Industrial category.

We believe the strength of our corporate responsibility program contributes meaningfully to our overall performance and future outlook, positioning us well to continue delivering long-term value in the years ahead.



**MARSHALL LOEB**

Chief Executive Officer, President and Director

“

We believe the strength of our corporate responsibility program contributes meaningfully to our overall performance and future outlook, positioning us well to continue delivering long-term value in the years ahead”



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# About Our Company

EastGroup Properties, Inc. (“EastGroup,” the “Company,” “we” or “our”) is a self-administered equity real estate investment trust (“REIT”) focused on the development, acquisition and operation of industrial properties in high-growth markets throughout the United States, with an emphasis in the states of Texas, Florida, California, Arizona and North Carolina.

EastGroup is a member of the S&P Mid-Cap 400 and Russell 2000 indices, and our goal is to maximize shareholder value by being a leading provider of functional, flexible and high-quality business distribution space in our markets.

Catering to location-sensitive customers, our growth strategy centers on owning premier distribution facilities—typically between 20,000 to 100,000 square feet—generally located near major transportation features in supply-constrained submarkets.

## Geographic Focus

- ▶ High-growth markets
- ▶ Emphasis in local economies growing faster than the U.S. economy
- ▶ Economic cycle diversification

## Property Focus

- ▶ 63.1 million square feet under ownership
- ▶ Multi-tenant
- ▶ In-fill sites/supply-constrained submarkets
- ▶ Last mile E-commerce locations
- ▶ Shallow bay industrial
- ▶ Competitive protection through location

## Portfolio Snapshot

As of December 31, 2024, our portfolio included the following:

### OPERATING

622

Buildings

58,981,000

Square Feet

### LEASE-UP

16

Buildings

1,721,000

Square Feet

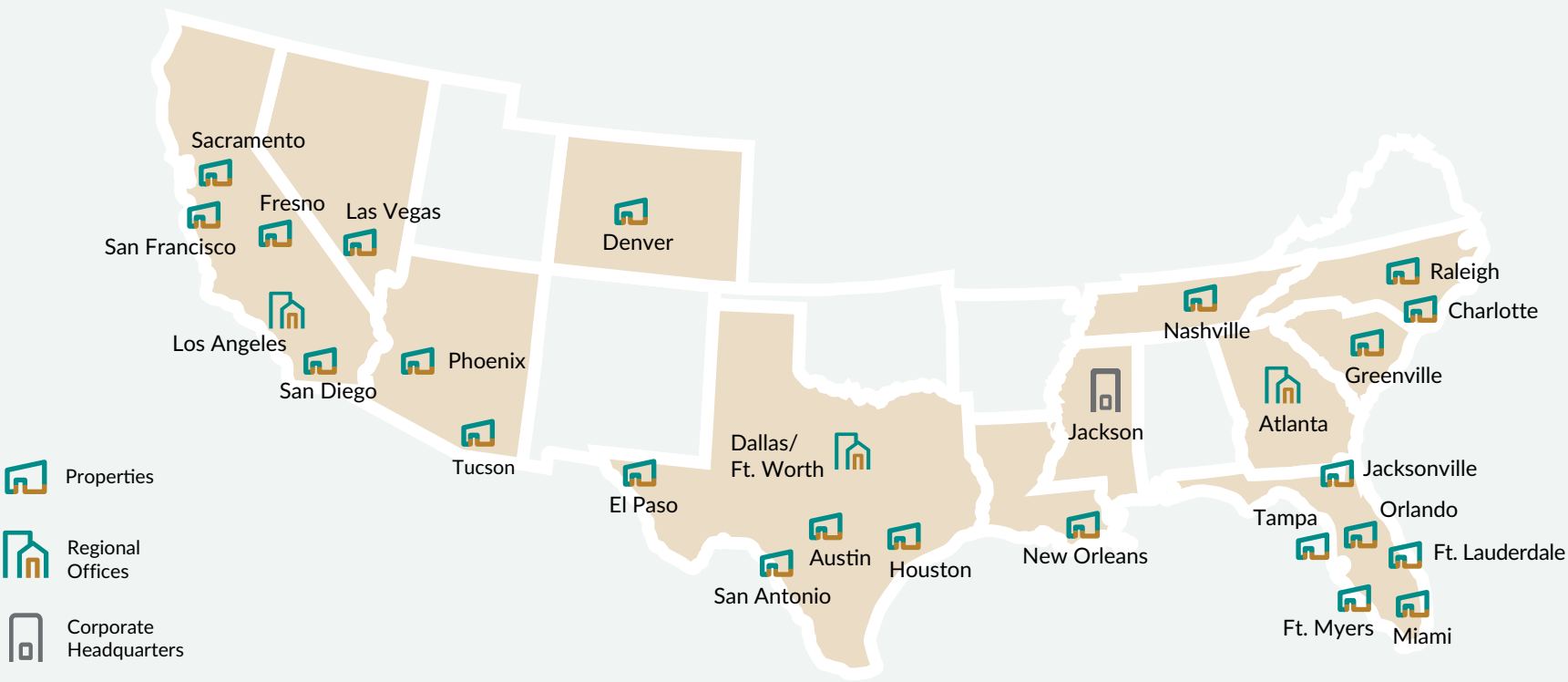
### UNDER CONSTRUCTION

19

Buildings

2,422,000

Square Feet



# 2024 Highlights

## Benchmark Reporting

- 6-point improvement

in our 2<sup>nd</sup> GRESB  
Real Estate Assessment
- 22-point improvement

in our 2024 GRESB Public  
Disclosure Assessment
- First time submission to the

S&P Global Corporate  
Sustainability Assessment

## Awards & Certifications

- BOMA Miami-Dade  
TOBY Choice Award

for Gateway Commerce Park  
in the Industrial category

First-of-its-kind recognition  
at Emerald Awards  
Ceremony for  
Executive Airport Center
- BOMA 360  
certification

for all five buildings  
at Gateway Commerce Park

ENERGY STAR<sup>®</sup>  
certification

for 17 buildings
- BOMA BEST  
Sustainable certification

for all five buildings at  
Gateway Commerce Park  
(first in the United States)

BOMA Orlando  
Property Manager of  
the Year and Committee  
Member of the Year

awarded to EastGroup  
team members

## Major Initiatives

- Published  
Corporate  
Responsibility  
Policy

Published  
Water Efficiency and  
Energy Efficiency guides  
with embedded goals  
and targets
- Published  
Tenant Green  
Fit-Out Guide

Conducted  
Property-level  
Resilience Survey  
for all buildings

# Approach to Corporate Responsibility

Through transparency, open communication and strong governance practices, EastGroup proactively integrates corporate responsibility initiatives into business operations and evaluates environmental, social and governance (“ESG”) risks and opportunities to minimize our exposure and optimize upside potential.



## Mission

Create value for all stakeholders through industrial real estate investments and operations. By leaning on our core values and positive culture, we strive to conduct business in an ethical, responsible and inclusive manner.

## Vision

A future where EastGroup remains a sustainable investment that continues to create economic value and provides strong shareholder return.

## Core Values

- E** Ethics & Integrity
- G** Strong Governance & Responsible Growth
- P** Positive Culture & Community Impact

# Material ESG Topics

EastGroup conducted a double materiality assessment in 2022, engaging key internal and external stakeholders via survey to evaluate the significance of our operations on the environment and society, as well as the influence various environmental, social and governance factors could have on our financial performance.

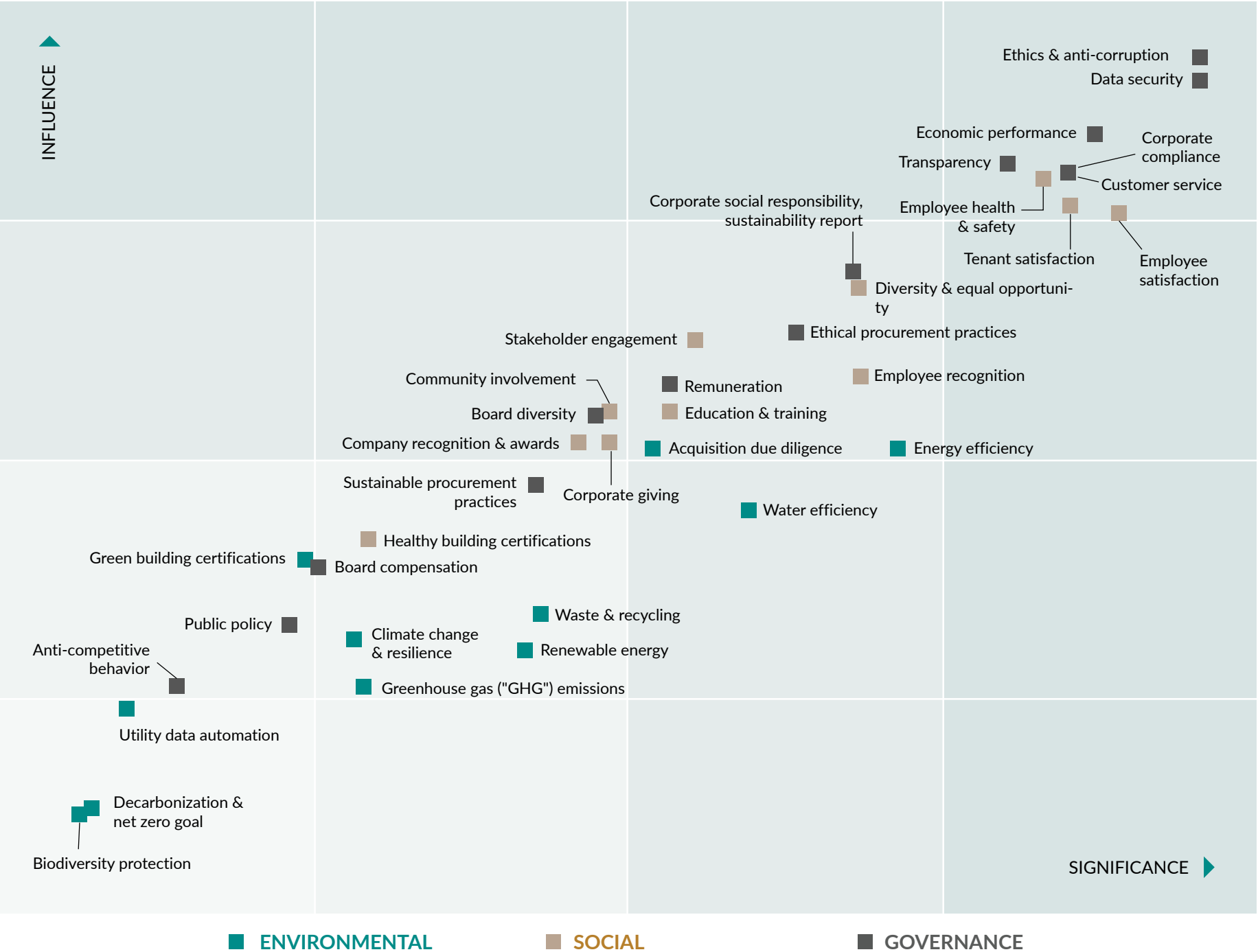
These survey results served as the primary basis for identifying our material topics, which are emphasized in this report alongside other relevant disclosures. Within each of the environmental, social and governance categories, the three topics that ranked highest on both significance and influence were designated as material to EastGroup’s corporate responsibility program and reporting. We plan to refresh our materiality assessment every three years to ensure that our focus and initiatives remain aligned with our overarching corporate objectives.

ENVIRONMENTAL

SOCIAL

GOVERNANCE

Energy efficiency	Employee satisfaction	Ethics & anti-corruption
Water efficiency	Tenant satisfaction	Data security
Acquisition due diligence	Employee health & safety	Economic performance



# Foundational Documents

## Environmental Management System

Aligned with the ISO14001 Plan-Do-Check-Act model, our Environmental Management System (“EMS”) provides a formalized blueprint to measure, manage and improve our environmental performance. The EMS is a comprehensive, living document that provides a high-level overview of the benchmark reporting, data management, performance targets and governance policies shaping our corporate responsibility program. To maintain accuracy, we regularly update our EMS to reflect progress made and facilitate continuous improvement across our corporate responsibility program. In 2023, EastGroup received a certificate from an independent third party verifying our EMS aligns with ISO14001 standards.

## Corporate Responsibility Policy

Reviewed and approved by EastGroup’s Chief Executive Officer (“CEO”), our Corporate Responsibility Policy (“CR Policy”) outlines key commitments and management structures that shape our corporate responsibility program. Our CR Policy helps connect efforts around environmental management, climate resilience and stakeholder engagement to larger business objectives. This enforces company-wide measures that instill responsible resource management, climate preparedness and effective governance into practices and procedures, empowering our teams to drive value for our company, tenants and investors.





Adopted in December 2024, the full policy can be found on our website at [www.eastgroup.net/priorities](http://www.eastgroup.net/priorities).







# Alignment With Sustainable Development Goals

EastGroup’s business operations align with 8 of the 17 United Nations Sustainable Development Goals (“SDGs”), which were established in 2015 to promote and guide societal development toward being more sustainable and prosperous for all by 2030.

A full description of how EastGroup’s goals and actions align with the SDGs is included in our CR Policy.

SDG	DESCRIPTION	EASTGROUP GOALS & ACTIONS
	<b>Ensure healthy lives and promote well-being for all at all ages</b>	<ul style="list-style-type: none"><li>▶ Provide safe and healthy work environments for our employees and tenants</li><li>▶ Promote employee physical and financial well-being through employer-paid health insurance premiums, access to mental healthcare, educational reimbursements, a generous 401(k) match and other benefits for all full-time employees</li><li>▶ Assess employee and tenant satisfaction through biennial surveys</li></ul>
	<b>Achieve gender equality and empower all women and girls</b>	<ul style="list-style-type: none"><li>▶ Provide a diverse and inclusive work environment that encourages collaboration and teamwork</li><li>▶ Track and report on DEI metrics of employees and leadership</li><li>▶ Maintain status as an equal opportunity employer</li></ul>
	<b>Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all</b>	<ul style="list-style-type: none"><li>▶ Maximize value for our shareholders by being a leading provider of premier distribution facilities while applying responsible investment and management practices</li><li>▶ Create a productive and flexible work environment where all team members feel supported and inspired to continuously grow, both personally and professionally</li><li>▶ Provide attractive compensation bonuses and stock awards to eligible employees</li><li>▶ Equip employees with training and professional development opportunities as well as reimbursements for continuing education</li></ul>
	<b>Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation</b>	<ul style="list-style-type: none"><li>▶ Incorporate high sustainability standards—such as energy-efficient lighting; native, drought-tolerant landscaping; and smart meters—into new developments and existing properties</li><li>▶ Incorporate innovative technologies like EV charging stations into new developments</li><li>▶ Evaluate existing properties for climate risks and incorporate climate risk evaluation into due diligence process for potential building acquisitions</li><li>▶ Encourage our asset managers and tenants to prioritize LED lighting retrofits and other efficiency upgrades at the time of lease renewal or during periods of vacancy between tenants</li></ul>

SDG	DESCRIPTION	EASTGROUP GOALS & ACTIONS
	<b>Reduce inequality within and among countries</b>	<ul style="list-style-type: none"><li>▶ Track and report on DEI metrics of employees and leadership</li><li>▶ Maintain status as an equal opportunity employer</li><li>▶ Uphold the principles and practices outlined in our Code of Ethics and Business Conduct, Human Rights Statement and Vendor Code of Conduct</li></ul>
	<b>Make cities and human settlements inclusive, safe, resilient and sustainable</b>	<ul style="list-style-type: none"><li>▶ Foster an inclusive workplace culture</li><li>▶ Prioritize sustainable, resilient operations and features within our properties, sharing educational resources related to these topics with property managers and tenants</li><li>▶ Seek feedback from tenants on their surrounding community as part of our biennial tenant satisfaction surveys</li></ul>
	<b>Take urgent action to combat climate change and its impacts</b>	<ul style="list-style-type: none"><li>▶ Assess the resilience of our portfolio assets and investment opportunities to climate-related risk factors in alignment with the TCFD framework</li><li>▶ Utilize our Decarbonization Roadmap to guide our strategy as we continue to prioritize operations and properties that contribute to a stable climate</li><li>▶ Track and report on landlord-controlled utility data as well as tenant-controlled utility data where feasible</li><li>▶ Support our property management teams in pursuing ENERGY STAR or other operational green building certifications for eligible properties</li></ul>
	<b>Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels</b>	<ul style="list-style-type: none"><li>▶ Adopt strong governance practices and apply strong business ethics and corporate transparency throughout our business operations</li><li>▶ Provide Ethics Hotline that can be used by any stakeholder to report concerns related to potential violations of our Code of Ethics and Business Conduct or other matters</li><li>▶ Educate employees on the various reporting channels that can be used to report issues within the workplace, including interpersonal conflicts, performance issues, ethical dilemmas or harassment</li></ul>

# GOVERNANCE

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# Governance Structure

## Board of Directors

Our Board of Directors (the “Board”) is EastGroup’s highest governing body and provides oversight of strategy, risk management and corporate responsibility matters. For more detailed information on our Board, including nominee skills and compensation practices, refer to our most recent [Proxy Statement](#).



### KEY PRACTICES AND FIGURES

- ▶ Separate roles for CEO (sole non-independent director) and Chairman
- ▶ Annual director nominations by shareholders (non-staggered structure)
- ▶ Compensation strongly tied to performance; no employment agreements, automatic salary increases or guaranteed bonuses
- ▶ Robust stock ownership guidelines for directors and executive officers
- ▶ Interested parties may communicate directly with the Board through a link on the Company’s website

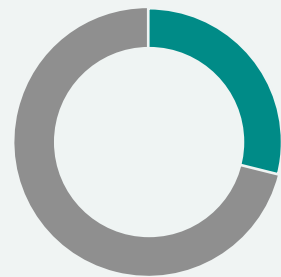
100%

independent Audit, Compensation and Nominating & Corporate Governance committees

86%

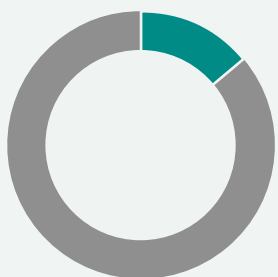
supermajority of independent directors

### BOARD DEMOGRAPHIC COMPOSITION



29%  
Women

71%  
Men



14%  
Diverse race  
or ethnicity

# Corporate Responsibility Governance

With designated focus from our Director of Corporate Sustainability, integrated support from an inter-departmental Corporate Sustainability Committee and strategic oversight from the Board, EastGroup continues to develop our corporate responsibility program and integrate best practices into our standard approach to business management.



## Full Board of Directors

- ▶ Provides ongoing oversight of the Company’s corporate responsibility program throughout the year and determines how Board committees support specific business areas
- ▶ Receives quarterly updates from the Director of Corporate Sustainability specific to the Company’s corporate responsibility initiatives and provides high-level guidance to Company management on related topics



## Nominating and Corporate Governance Committee

- ▶ Provides direct oversight of the Company’s corporate responsibility strategy, practices and policies, including consideration of emerging environmental, social and governance trends and climate-related risks and opportunities that may affect the business, operations, performance or reputation of the Company
- ▶ Receives periodic updates from Company management on corporate responsibility topics



## Senior Management

- ▶ CEO, Chief Financial Officer (“CFO”) and Chief Accounting and Administrative Officer (“CAO”) have sustainability-related objectives tied to their performance targets, helping embed corporate responsibility into larger corporate objectives
- ▶ CEO receives regular updates on and actively participates in discussions and decision-making on material corporate responsibility initiatives
- ▶ CFO and CAO are members of the Corporate Sustainability Committee and closely involved in shaping the Company’s corporate responsibility strategy, practices and policies



## Director of Corporate Sustainability

- ▶ Leads the internal Corporate Sustainability Committee and oversees the development and execution of EastGroup’s corporate responsibility program
- ▶ Reports directly to the CAO and provides regular updates to senior management and quarterly updates to the Board on corporate responsibility matters
- ▶ Engages across all levels of the organization and collaborates with external consultants to help ensure strategic alignment, foster internal engagement and advance key corporate responsibility initiatives



## Corporate Sustainability Committee

- ▶ Consists of a cross-functional group representing multiple facets of operations and geographic locations including EastGroup’s CFO, CAO and representatives from asset management, property management, construction management, property accounting, internal audit, legal, investor relations, human resources and information technology
- ▶ Holds annual strategy meeting with external consultants to plan and prioritize short- and long-term corporate responsibility initiatives

# Risk Management

EastGroup applies robust governance and disciplined business practices to help ensure we comply with relevant regulations, utilize well-informed decision-making processes and reduce risk exposure where possible.

## Enterprise Risk Management (“ERM”) Program

EastGroup created our ERM program to proactively identify and address risks and related opportunities and help achieve business objectives through risk-informed decision making. Responsibilities include identification and prioritization of the top risks through a comprehensive risk assessment process involving members of management and the Board of Directors, designation of clear risk ownership and facilitation of a collaborative environment that promotes risk dialogue internally and with various stakeholders.

## Regulatory Compliance

We uphold a multi-pronged approach to ensure that all applicable angles of EastGroup’s business remain in regulatory compliance. By distributing oversight responsibilities across relevant senior leaders and Board committees, EastGroup maintains a tight and streamlined operation while helping ensure company-wide compliance and embedding policy commitments across business operations.

### The Board and Management

- ▶ Hold annual meetings to closely examine the results of employee and Board risk surveys, address implications and develop risk mitigation strategies
- ▶ The Board and its committees provide direct oversight of specific business areas and delegate compliance-related responsibilities to the most appropriate senior leaders

### Vice President of Internal Audit

- ▶ Oversees EastGroup’s enterprise risk management process
- ▶ Reviews policies and procedures and audits internal control environment to ensure EastGroup is adhering to established policies and procedures

### Executive Disclosure Committee

- ▶ Reviews drafts of public filings and ensures proper reporting and disclosure of material items

### General Counsel

- ▶ Participates in the enterprise risk management process
- ▶ Works with external legal counsel to identify and ensure adherence to applicable laws and regulations
- ▶ Oversees our document retention policy

### Director of Corporate Sustainability

- ▶ Works with property management teams and external consultants to drive EastGroup’s compliance with established and emerging ESG reporting requirements, including state and local benchmarking ordinances and building performance standards

### Construction Managers

- ▶ Meet all jurisdictional permitting requirements and ensure third-party general contractors adhere to all construction standards and building codes

### Chief Information Officer

- ▶ Manages the cybersecurity program and establishes controls to comply with regulatory requirements

### Vice President of Human Resources

- ▶ Works with internal teams and external legal counsel to ensure EastGroup remains in compliance with applicable employment laws

# Cybersecurity

Under the direction of the Chief Information Officer (“CIO”) and with oversight from the CFO, EastGroup’s IT department manages the cybersecurity program by establishing the policies, procedures and internal controls necessary to meet our cybersecurity objectives and industry standards. Our Cyber Risk Committee, composed of management team members, meets periodically to review policies, ensure regulatory compliance and assess the adequacy of our overall cybersecurity environment and cyber incident response readiness. The CIO provides regular updates to the Board’s Audit Committee, which oversees the program.

EastGroup drives company-wide awareness of cybersecurity issues via formalized employee training and regular testing. This helps keep best practices front of mind across our workforce. We also apply advanced technologies and sound governance to uphold strong cybersecurity controls:

- ▶ Formalized Cybersecurity Policy
- ▶ Continuous security monitoring and incident detection
- ▶ Vendor risk management
- ▶ Multi-factor authentication for all employees
- ▶ Cyber liability insurance

100%

of EastGroup employees completed mandatory cybersecurity training in 2024.

# Corporate Policies & Protocol

EastGroup’s established policies and guidelines underpin our commitment to promoting ethical conduct, constructive workplaces and positive community impact. In addition to our **Corporate Responsibility Policy**, others that are key to shaping our corporate responsibility program include the following:

- ▶ Our **Code of Ethics and Business Conduct** (the “Code”) outlines standards and expectations for all directors, officers and employees to embody ethical conduct and comply with laws. The Code holds all employees responsible for maintaining appropriate business conduct and reporting any unlawful or unethical behavior. EastGroup’s CFO oversees Code compliance and provides periodic updates to both our CEO and Audit Committee on all aspects of Code administration and enforcement.
- ▶ Our **Human Rights Statement**, in accordance with U.S. laws and the United Nations’ Universal Declaration of Human Rights, requires that EastGroup neither cause nor contribute to adverse human rights impacts and that we address such impacts if they occur.

- ▶ EastGroup’s **Vendor Code of Conduct** outlines our expectations regarding vendors’ adherence to laws and regulations; commitment to healthy, safe and ethical labor practices; and integration of environmental considerations throughout their operations.
- ▶ Our **Ethics Line** allows employees and other interested parties to make anonymous reports regarding suspected fraud or perceived accounting or auditing improprieties. It helps ensure that EastGroup’s Audit Committee will evaluate and address concerns as appropriate without retaliation. Employees are sent reminders annually that the Ethics Line may also be used to report other workplace grievances—such as interpersonal conflicts, performance issues, ethical dilemmas or harassment—should they not feel comfortable reporting through EastGroup’s standard internal communication channels.

A more comprehensive list of our policies and guidelines can be found on our corporate website at [www.eastgroup.net/priorities](http://www.eastgroup.net/priorities).



# STAKEHOLDER ENGAGEMENT

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# Stakeholder Groups

EastGroup appreciates the business ecosystem in which we operate and recognizes that transparent communication with our stakeholders is key to delivering high-quality service and driving sustained success. The following tables highlight the meaningful ways we engage with key stakeholder groups, both internal and external.

EXTERNAL STAKEHOLDERS	
Stakeholder Group	Method of Engagement
Shareholders	<b>Periodic touchpoints:</b> Quarterly earnings calls, industry and investor conferences, non-deal roadshows, property tours and one-on-one meetings; met with over 200 investors across these channels during 2024 <b>Investor-focused reporting:</b> Form 10-K, Proxy and other SEC filings, GRESB Real Estate Assessment, S&P Global Corporate Sustainability Assessment and annual Corporate Responsibility Report
Tenants	<b>Informative materials:</b> Welcome packets, awareness campaigns and newsletters <b>Feedback opportunities:</b> Periodic check-ins and tenant engagement surveys <b>Appreciation events:</b> Ice cream socials, Earth Day activities or other events planned by our property managers
Vendors	<b>Onboarding process:</b> Insurance requirements, Vendor Code of Conduct and cyber risk management as applicable
ESG Ratings Organizations	Ongoing monitoring and feedback
Trade Associations	EastGroup is a member of the National Association of Real Estate Investment Trusts® (“Nareit®”) <sup>1</sup> and many of our property managers are members of Building Owners and Managers Association International® (“BOMA”) or local BOMA <sup>2</sup> chapters.  In 2024, no corporate funds were used for political advocacy, including lobbying, campaign contributions or trade associations, outside of the above-mentioned memberships.
Local Communities	<b>Volunteerism:</b> Each of our offices participates in volunteer activities supporting local or national charitable organizations of their choosing and EastGroup matches monetary donations to qualifying 501(c)(3) non-profit organizations, up to \$300 per employee annually. Employees are granted eight hours of paid time off to volunteer with a non-profit organization of their choice and an additional eight hours of paid time off is offered to teams or departments who volunteer together as a team-building exercise. <b>Education partnerships:</b> Jackson State University College of Business, Tulane University Freeman School of Business
INTERNAL STAKEHOLDERS	
Stakeholder Group	Method of Engagement
Board of Directors	<b>Regular coordination:</b> Quarterly board meetings and annual planning meeting <b>Focused insights:</b> Board risk surveys and double materiality survey <b>Informative materials:</b> Corporate responsibility newsletters
Executive Management	<b>Annual Management Meeting</b> <b>Monthly corporate responsibility updates</b>
Employees	<b>Company-wide internal engagement:</b> Intranet, newsletters and periodic email updates from management <b>Healthy workplace promotion:</b> Formal and elective training, health and fitness challenges, webinars and volunteer events <b>In-person learning:</b> Annual Property Managers Meeting, Forklift Fieldtrips and periodic regional or departmental meetings <b>Feedback opportunities:</b> Biennial engagement survey, annual performance reviews and grievance reporting channels

<sup>1</sup> Nareit is a trade association representing the interests of real estate investment trusts and other public companies within the U.S. real estate market.  
<sup>2</sup> BOMA is the leading trade association for commercial real estate professionals, representing owners, managers, service providers and other property professionals of all commercial building types.

# Our Employees

Employee health, safety and well-being are of utmost importance to EastGroup. We offer competitive employee benefits and promote employee wellness through close attention to workplace safety, a commitment to promoting equal opportunity, and training and experiences that foster workforce cohesiveness.

## Employee demographics as of December 31, 2024:

101

Number of employees

10 years

Average tenure - all employees

4%

Voluntary turnover rate

14%

Employees who self-identified as members of a racial/ethnic minority group

100%

Full-time

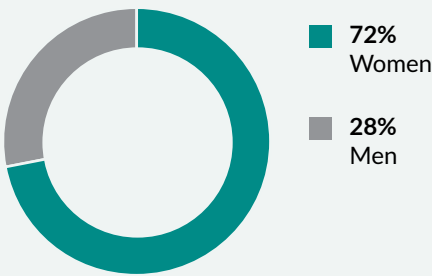
12 years

Average tenure - officers

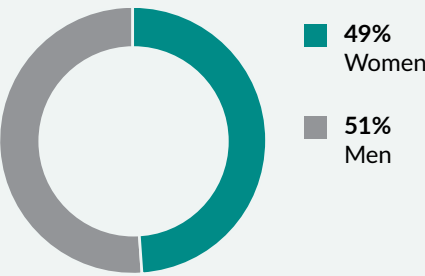
1%

Involuntary turnover rate

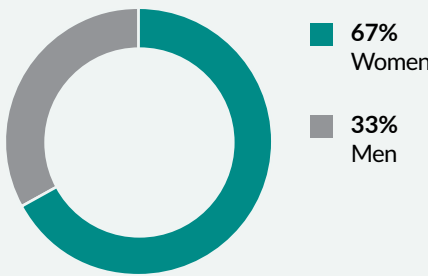
### GENDER DIVERSITY OF ALL EMPLOYEES



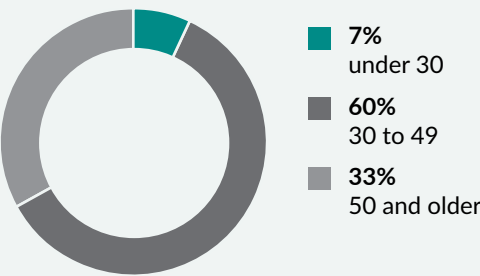
### GENDER DIVERSITY OF OFFICER GROUP



### GENDER DIVERSITY OF 2024 NEW HIRES



### EMPLOYEES BY AGE



Our EEO-1 Consolidated Report for the most recent reporting year is accessible from our website at [www.eastgroup.net/priorities](http://www.eastgroup.net/priorities) under the “Other Information” header.



# Benefits Package

In accordance with company motto *Healthy, Wealthy & Wise*, we provide a robust benefits package that also helps keep EastGroup’s status as an employer of choice. To maintain this positive reputation, EastGroup evaluates the market to stay in tune with trends, costs and opportunities.

## FINANCIAL

- ▶ Exceptional 401(k) matching program
- ▶ Discretionary profit-sharing contribution (4.7% of compensation for 2024)
- ▶ Collegiate tuition reimbursement program
- ▶ Professional development stipend
- ▶ Stock award at five years of employment and every five-year anniversary thereafter
- ▶ Performance-based annual bonuses based on a percentage of salary for all full-time employees
- ▶ Change in Control Severance Plan, offering security to eligible employees in the case of a qualifying change in control transaction

## HEALTH

- ▶ Employer-paid health insurance
- ▶ Access to mental health benefits
- ▶ Athletic club or equipment reimbursements
- ▶ High-quality, ergonomic office equipment
- ▶ Healthy snacks available in our offices
- ▶ Accessible workplace portal with downloadable resources and health-focused information

## PERSONAL

- ▶ Flexible work schedules, with remote work for up to two days per week for most employees
- ▶ Generous paid time off, including vacation, sick leave and two days of volunteer time in addition to ten paid holidays
- ▶ Additional time off available for bereavement, jury duty, voting and military service
- ▶ Parental leave

EastGroup matches

50%  
of employee 401(k) contributions up to  
10%  
of compensation

EastGroup pays

100%  
of employee health insurance premiums  
for all full-time employees who complete  
their annual wellness visit





## Workplace Safety

EastGroup is committed to establishing and maintaining a safe, comfortable work environment for all employees and visitors. Our goals are zero accidents and zero harm. We aim to minimize the risk of accidents through proactive risk management and the active participation of all employees in adopting safe practices and eliminating hazards. We are pleased to report that there were no reported work-related injuries or illnesses amongst EastGroup employees in 2024.

### Significant Policies and Guidelines

- ▶ **Commitment to Safety & Health and Safety Policy:** Details our commitment to employee health and safety through formalized Company practices, safety expectations for all employees and procedural steps for addressing unsafe work activity
- ▶ **Workplace Violence Prevention:** Outlines our approach to preventing workplace intolerance and violence, enabling a safe and supportive work environment
- ▶ **Standards of Conduct:** Establishes expectations for workplace conduct, shares examples of inappropriate workplace behavior and outlines potential courses of action should infringements occur
- ▶ **Corporate Health & Well-being Guide:** Outlines EastGroup's goals around employees' mental, physical and social health and well-being and provides actionable insight on how employees and teams can implement guidance and track performance

### Key Measures

- ▶ Multi-layered strategy to drive compliance with Occupational Safety and Health Administration (OSHA) reporting requirements
- ▶ Prompt reporting of all work-related injuries and illnesses to Human Resources

- ▶ OSHA 300A forms displayed in every EastGroup office
- ▶ Safety investigations and corrective action triggered by reported incidents to prevent future injuries
- ▶ Supplementary resources, safety protocols and in-person training to enhance preparedness for potential mass shooting incidents
- ▶ Contractual requirement for all third-party general contractors to establish, maintain and oversee safety measures and programs related to contract execution

## Equal Opportunity

EastGroup Properties is committed to creating and maintaining a workplace in which all employees have an opportunity to participate and contribute to the success of our business and are valued for their skills, experience and unique perspectives.

### Significant Policies

- ▶ **Equal Opportunity & Commitment to Diversity:** Formalizes our commitment to providing equal employment opportunities, prohibiting discrimination and harassment and promoting diversity through training and an inclusive work environment
- ▶ **ADA & Reasonable Accommodation:** Addresses our commitment to providing equal employment opportunities to qualified individuals with disabilities by offering reasonable accommodations when appropriate

Dedicated to fair treatment and employee empowerment, EastGroup works with a third-party consultant to perform company-wide compensation benchmarking to evaluate competitiveness against the industry and equity across our organization. This helps align corporate objectives with workforce development, promoting talent retention and company success.

# Workforce Development

We equip our employees with the tools, resources and training needed to succeed in their roles and stay engaged with the Company.

- ▶ **Forklift Fieldtrips:** A peer mentoring program that offers asset and property managers from different regions the opportunity to pair up and visit one another in their respective markets to gain insights, exchange ideas and build connections
- ▶ **Annual performance reviews:** A regular touchpoint between employees and managers, encouraging open communication, two-way performance feedback and goal alignment
- ▶ **Annual Management Meeting:** An in-person opportunity for officers and other team members to strengthen bonds, share best practices and receive Company updates

EastGroup employees completed an average of

17 hours

of training or continuing education during 2024

8 hours

of which were EastGroup-led or required trainings.

- ▶ **Annual Property Managers Meeting:** A two-day, in-person event for property managers to build professional relationships, hear updates from members of management, discuss key industry trends and share best practices, challenges and successes across our markets
- ▶ **Corporate Responsibility training:** Company-wide access to webinars, thought leadership and other resources to enhance awareness of the evolving ESG space and opportunities for employees and EastGroup to apply environmental, social and regulatory factors to strengthen resilience, improve team cohesion and drive success
- ▶ **Cybersecurity training:** Compulsory training for all employees to demonstrate awareness of best practices and keep cybersecurity threats perpetually front of mind

In 2024, EastGroup also required employee training on the topics of ‘Identifying a Conflict of Interest,’ ‘Checking Biases’ and ‘Workplace Harassment.’

Recognizing the importance of team cohesion and employee recognition in workplace development, EastGroup hosts social events for team members and celebrates milestone achievements such as significant birthdays and work anniversaries, new parenthood and retirement parties.

# Community Engagement

EastGroup takes advantage of community engagement opportunities to make positive contributions to our local communities and provide teambuilding experiences.

In 2024, **over 70%** of EastGroup employees participated in volunteer activities. This included EastGroup-endorsed events as well as employees’ independent volunteer activities. EastGroup is proud to be a business that values community—both within our company and in the world around us.

# Community Action

- ▶ The EastGroup **Corporate Team** came together in August to hear from senior leadership and take part in teambuilding activities before volunteering with We Will Go, a Jackson, Mississippi, non-profit that provides groceries and after-school services to community members in need.
- ▶ Our **Tampa Team** helped organize a charity pickleball tournament to raise money for Buddy Up for Life, an organization dedicated to providing adaptive programming to those with Down syndrome. EastGroup was a corporate sponsor for the event, which raised over \$12,000 for the organization.
- ▶ Our **Orlando Team** volunteered with Nathaniel’s Toy Shop—a program by Nathaniel’s Hope supporting children with special needs and families in need—organizing products, shopping for families unable to attend and hosting a toy drive that tenants could contribute toward.
- ▶ Our **Charlotte Team** hosted a supply drive in partnership with Classroom Central, an organization that provides students and their teachers across 248 high-needs schools with free school supplies.
- ▶ Our **Houston Team** encouraged EastGroup, employees and tenants to support DePelchin Children’s Center by facilitating a school supply drive to benefit children in underserved communities. The team also hosted a blood drive in June.
- ▶ Our **Phoenix Team** coordinated a summer shoe drive to support St. Vincent de Paul, which helps supply those experiencing homelessness with basic daily essentials. The organization was BOMA Phoenix’s 2024 charity sponsor of the year.
- ▶ Team members from our **San Antonio, Dallas, Austin and San Francisco Bay Area** offices attended the 2024 BOMA International conference in Philadelphia, where they dedicated an afternoon to creating snack packs for patients receiving chemotherapy as part of a service project with The Unforgotten Haven.
- ▶ Members of management serve on the boards of several local charitable organizations such as Century Club Charities and First Tee of Central Mississippi.

## 2024 Industry Engagement

- ▶ EastGroup sponsored the CBRE Industrial Power of Three Americas Summit in Nashville in April.
- ▶ EastGroup's Western Regional Asset Management team represented the Company at the Colliers National Industrial Conference in Chicago.
- ▶ EastGroup CEO, Marshall Loeb, served on Nareit's 2024 Advisory Board of Governors and as Chair of the 2024 Nareit Audit and Investment Committee.
- ▶ Two members of our Orlando property management team serve as co-chairs of BOMA Orlando's Industrial Committee. In 2024, they partnered with the BOMA Orlando Sustainability Committee to facilitate a water conservation event, which included a panel of experts from the local utility provider as well as irrigation and landscaping vendors.
- ▶ EastGroup hosted a group of Jackson State University business students at our corporate office, providing the opportunity to learn about EastGroup and receive career and industry insights from EastGroup employees and management.
- ▶ EastGroup partnered with People Grove to provide academic project work to students from a market research class at Texas A&M San Antonio, a designated Hispanic-Serving Institution. The project prompted students to gather market-specific consumer spending data and analyze it against demand for industrial real estate space. Students presented their findings at the end of the term.
- ▶ EastGroup continued our longstanding partnership with Tulane University's Freeman School of Business. In support of Tulane's Burkenroad Reports academic program, members of management shared a presentation on EastGroup and hosted a Q&A session on the Company, the REIT industry and how their career paths led them to commercial real estate.



# Our Tenants

Tenants are our valued customers, and their satisfaction is paramount to our enduring success. EastGroup works diligently to provide premium industrial spaces and excellent client service to maintain a reputation for being outstanding providers of industrial space.

## Professional Communication

The latest tenant satisfaction survey, conducted in 2023, revealed the high regard our tenants hold for EastGroup property management teams:



The most widely noted aspect for what tenants enjoyed most about their tenant experience was the EastGroup staff. This feedback highlights the critical role of our teams and the importance of the tenant-owner relationship.

Our property management teams are there when needed, yet they also share information to enable tenant self-sufficiency. While materials vary by market to ensure information relevance, tenants receive a welcome packet upon lease execution that typically includes a Tenant Handbook, a reference guide with critical contact and property information, and location-specific disaster preparedness information like a Hurricane Guide. Most tenants also receive quarterly newsletters that offer reminders and insights on property maintenance, preferred vendors and social events.

## Social Engagement

EastGroup demonstrates tenant appreciation by coordinating special events and prioritizing engagement opportunities that foster innate passions.

- ▶ EastGroup teams across our markets host tenant appreciation events. Our team at **World Houston International Business Park** hosted a sponsored food truck once a month during the summer, providing tenants with convenient dining at a discount.
- ▶ In **Charlotte**, our team hosted a gourmet donut truck for tenants to enjoy, and many of our property management teams host ice cream socials during the summer months.
- ▶ Our team at **Gateway Commerce Park** partnered with Alvéole to install a beehive that was rescued from another South Florida property. This allowed us to give the beehive a new home on undeveloped land and provided another outlet for EastGroup employees and tenants to learn and connect.
- ▶ Numerous property management teams organized interactive booths and engaging activities to celebrate Earth Day with tenants. At **Executive Airport Distribution Center**, our property management team partnered with trash consultant, World One, to conduct a successful electronic recycling drive. The team also encouraged tenants to take part in planting more pollinator-friendly, native vegetation around the property, which excited tenants and included them in implementing solutions to promote local biodiversity.

## Shared Progress

EastGroup understands that advancing our corporate responsibility program will require tenant engagement. Therefore, we are exploring and introducing strategies that enable us to improve our properties and portfolio data management for the mutual benefit of EastGroup and our tenants.



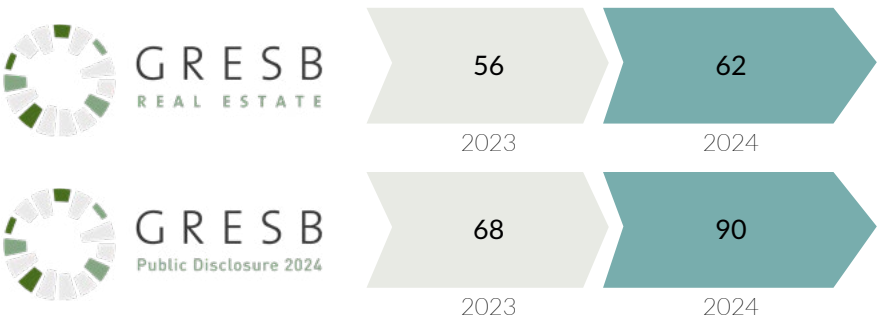
## Significant Measures

- ▶ **Tenant Green Fit-Out Guide:** Provides a framework for engaging with tenants on resource efficiency, material management and environmental quality to promote healthier workplace environments in tenant-controlled areas. This represents initial steps toward embedding more comprehensive and environmentally conscientious building management practices.
- ▶ **Green Lease Language:** Promotes more open sharing of useful tenant utility data, which is particularly beneficial in markets where acquiring whole-building data requires tenant involvement. Green lease language has been fully rolled out in standard lease templates across all markets.

# Our Shareholders

Our continuous efforts to improve building performance and the tenant experience contribute toward our demonstrated economic performance. To serve our valued investors, EastGroup holds a steadfast commitment to reporting with transparency and upholding our fiduciary responsibilities.

## GRESB Performance



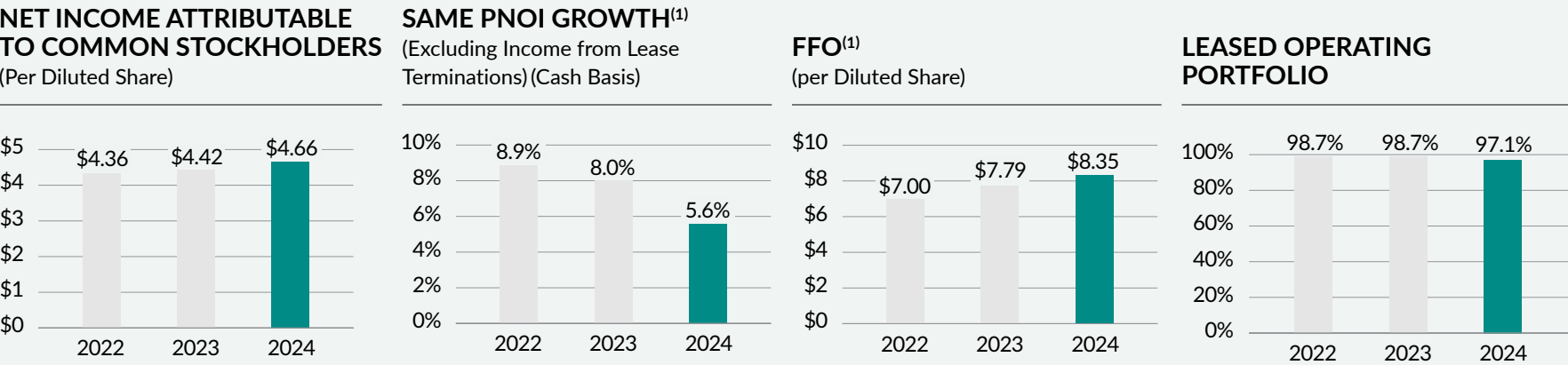
2024 marked EastGroup's second year participating in the GRESB Real Estate Assessment, the preeminent voluntary benchmarking assessment for real estate portfolios to evaluate their sustainability performance and relative standing to peers.

EastGroup's 6-point year-over-year improvement in our 2024 GRESB Real Estate Assessment and 22-point year-over-year improvement in our 2024 GRESB Public Disclosure Assessment reflect our continued focus on transparency in our corporate responsibility reporting. Our GRESB scores reflect our strong managerial foundation, supported by our comprehensive guiding policies, environmental management system, risk management approach and acquisition due diligence. The assessment also presented opportunities for improvement, notably through enhanced data management and further reductions in resource-use intensities, greenhouse gas emissions and waste generation.

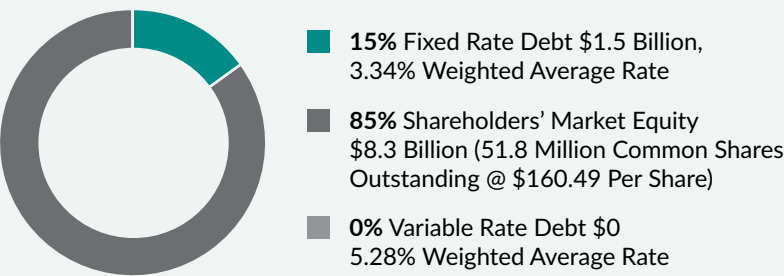
# Economic Performance

Our disciplined investment approach and strategic market positioning have enabled EastGroup to retain strong occupancy rates and maintain a large and diverse customer base, promoting market resilience and year-over-year earnings growth.

## Operating Results



## CAPITALIZATION (As of December 31, 2024)



## DIVIDEND GROWTH (As of Fourth Quarter 2024)

- ▶ Declared 180th Consecutive Quarterly Cash Dividend – \$1.40 per Share
- ▶ Increased or Maintained Cash Dividend for 32 Consecutive Years
- ▶ Dividend Has Increased 29 of the Past 32 Years – Increased in Each of the Last 13 Years

7.2% of total annualized base rent represented by our top 10 customers at December 31, 2024

<sup>1</sup> Funds from operations attributable to common stockholders ("FFO") and same property net operating income ("PNOI") excluding income from lease terminations (cash basis) are not computed in accordance with generally accepted accounting principles ("GAAP"). A reconciliation of FFO and other required disclosure can be found on pages 24 of our Annual Report on Form 10-K for the year ended December 31, 2024, which we filed with the SEC on February 12, 2025. Reconciliations of the Same PNOI Excluding Income from Lease Terminations (Cash Basis) and other required disclosure, can be found on pages 5, 6, 8, 23 and 24 in the Company's quarterly Supplemental Information for the period ended December 31, 2024, which can be found on the Investor Relations page of the Company's website at [www.eastgroup.net](http://www.eastgroup.net).

# ENVIRONMENT

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# Efficiency & Resilience

EastGroup continues to seek opportunities to enhance operational efficiency, reduce utility costs and improve climate resilience. These focus areas enable EastGroup to reduce our environmental impact in the pursuit of business objectives.

## Environmental Risk Management

EastGroup aims to base our Environmental Risk Management strategy on robust data and actionable insight. Building from our 2023 Regional Climate Resilience Assessment Report, EastGroup conducted a Property-level Resilience Survey in 2024 to assess individual assets' resiliency to climate-related events by assessing each property's features, equipment specifications and programs. Survey results will offer insights intended to help strengthen property-level resilience and reduce our risk exposure to extreme weather events.

EastGroup also utilizes our Sustainability Due Diligence Scorecard to assess ESG-related criteria when evaluating investment opportunities. By formally embedding this scorecard into our due diligence process, EastGroup aims to integrate environmental risk management into our investment strategy and reduce our risk exposure.





# Mitigation & Adaptation

EastGroup evaluates and adopts strategic opportunities to mitigate our environmental impacts and adapt to a changing climatic landscape. EastGroup believes our efforts to improve resource efficiency and embrace new technologies present opportunities for positive returns and enhanced stakeholder relations.

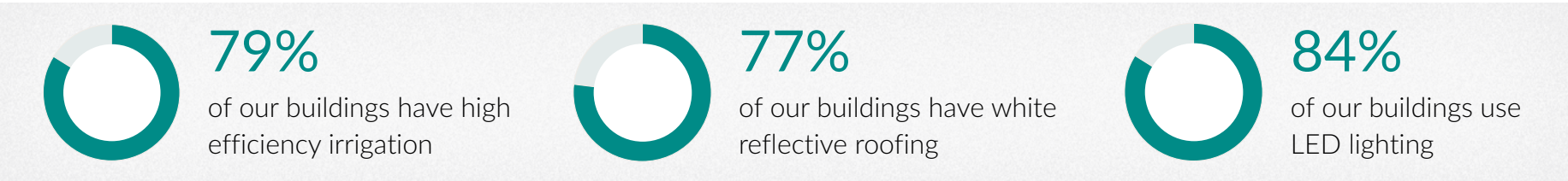
## Significant Measures

- ▶ Our **Corporate Green Office Guide** shares cost-effective, easy-to-implement strategies to enhance resource efficiency and employee well-being at our corporate offices.
- ▶ Our **Energy Efficiency Guide**, adopted in 2024, details EastGroup’s energy efficiency goals and the supporting strategies to realize them.
- ▶ Our **Water Efficiency Guide**, adopted in 2024, details EastGroup’s water use reduction goals and the supporting strategies to realize them.

## 2024 Initiatives


- ▶ EastGroup’s **Orlando Team** coordinated significant irrigation upgrades to their buildings in 2024, replacing all 42 existing irrigation timeclocks with WeatherTRAK smart controllers and adding master valves and flow sensors to enhance monitoring and control of irrigation systems. These enhancements enable our team to minimize water waste with real-time leak detection, address issues remotely and avoid over- or under-watering. Based on the like-for-like consumption data obtained to date, total water consumption for our Orlando properties decreased 35% from 2023 to 2024, a savings of over 27,000,000 gallons, largely a result of these improvements.

- ▶ In 2024, our **South Florida Team** completed a multi-year landscaping project at Executive Airport Center which introduced drought- and pest-resistant native vegetation, supporting efforts to limit water and pesticide use.  
  
This completed project represents a continuation of responsible, eco-friendly building management practices that received acknowledgement through an Honorable Mention designation at Broward County’s 2024 Emerald Awards Ceremony and as the Emerald Award winner in the Business category in 2025.
- ▶ At our **Park at Myatt property** in Nashville, we help facilitate ongoing efforts to preserve wetland habitat for the resident Streamside Salamander population, an endangered species in Tennessee. Primarily managed by our partner at the Tennessee Department of Environment and Conservation, the habitat has exceeded expectations by hosting a fresh generation of Streamside Salamanders and attracting other amphibians. Through this habitat preservation initiative, EastGroup has managed to support wildlife and authentically engage with onsite tenants.
- ▶ 44 buildings underwent exterior LED lighting upgrades or retrofits and 42 buildings underwent interior LED lighting retrofits or upgrades in 2024.
- ▶ 88 buildings underwent landscaping or irrigation projects aimed at improving water efficiency in 2024.



# Development Standards

EastGroup integrates a range of environmentally conscious design features and strategies across our development portfolio to help enhance building performance, improve resource efficiency and protect native ecosystems. These practices contribute to an improved tenant experience while promoting the conservation of natural resources. The table below outlines key features and recurring practices commonly implemented across our portfolio.

BUILDING EFFICIENCY	WATER & MATERIAL CONSERVATION	SUPPORTIVE ENVIRONMENT
Insulated ceilings and walls	Smart sensor irrigation systems	Habitat preservation
LED lighting	Water-efficient plumbing fixtures	Shaded rest areas
Motion sensor lighting	Native, drought-tolerant landscaping	Public transit access
Skylights	Reclaimed water for irrigation	Bike storage
ENERGY STAR certified HVAC equipment	Recycled building materials	Outdoor walking paths
White, reflective roofing		EV charging stations
Low-E insulated glass		Flood-conscious design to avoid water penetration





# Data Management

We continuously seek ways to increase portfolio-wide data coverage in order to enhance our understanding of our buildings’ operational and environmental performance.

## EastGroup’s Process for Streamlined Data Management

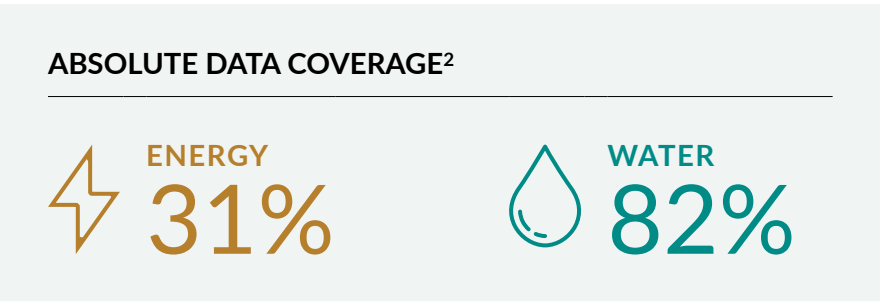
- ▶ Create property profiles for every asset in ENERGY STAR Portfolio Manager® (“ESPM”) and our utility data management platform
- ▶ Use utility data management tool to automatically upload any available owner-paid electric, gas and water data
- ▶ Verdani Partners™, a qualified environmental data management group, requests whole-building data from utilities where available, and uploads into ESPM
- ▶ Sync property profiles in ESPM to our utility data management platform
- ▶ Compile property-level data using our utility data management tool; GHG emissions factors are applied automatically in calculating our scope 1, 2 and 3 emissions data<sup>1</sup>

<sup>1</sup> Our scope 1, 2 and 3 emissions data is calculated in accordance with the Operational Control method of the GHG Protocol using location-based emissions factors. Emissions are reported in metric tons of CO<sub>2</sub> equivalent (“MTCO<sub>2</sub>e”), using the most recent EPA eGRID emissions factors and the 100-year global warming potential values from the IPCC Fifth Assessment Report. The following emissions are included in our reported CO<sub>2</sub>e: CO<sub>2</sub>, NO<sub>x</sub>, SO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O. Stationary combustion is included as the sole category of scope 1 emissions. GHG emissions offsets do not apply for our properties.

<sup>2</sup> Absolute data coverage is calculated as the total gross floor area with complete energy or water consumption data, respectively, divided by 60,702,000 (the total gross floor area of our operating and lease-up portfolio). Floor area is considered to have complete energy or water consumption data when a full 12 months of consumption data is obtained for all types of energy or water, respectively, consumed for the relevant floor area during the reporting period (the 12 months ended December 31, 2024).

## Data Coverage

EastGroup has achieved the following data coverage for the year ended December 31, 2024:



## Green Lease Clauses

As our tenants have operational control over the utilities within their occupied spaces, EastGroup continues to incorporate green lease clauses related to utility data access into new leases across all of our markets.

**As of December 31, 2024, approximately**

**14%**

of our portfolio by square footage was covered by a green lease clause related to utility data access.

# Environmental Performance

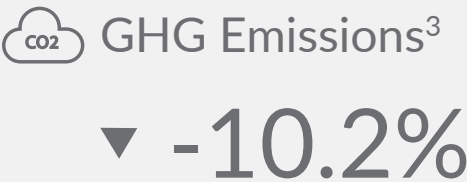
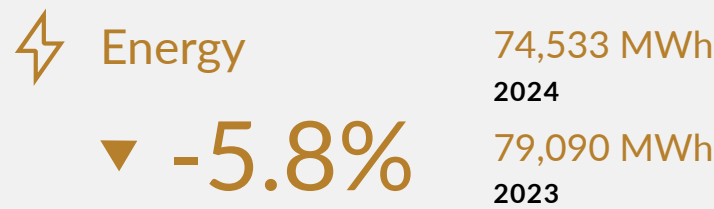
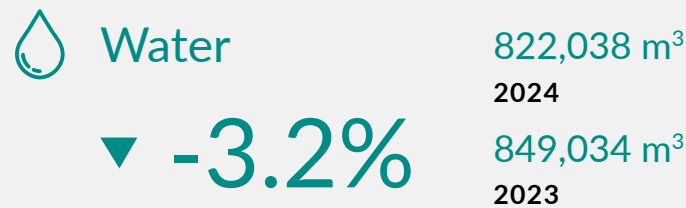
EastGroup recognizes the critical role that quality environmental data plays in showcasing progress, communicating impact and preparing for reporting expectations and mandates. As we continue to expand our data coverage, EastGroup shares both like-for-like data and absolute intensity data. The like-for-like data allows for comparisons across buildings that had complete, whole-building data coverage across both 2023 and 2024, while the intensity data is based on buildings with complete, whole-building data coverage for each respective year, allowing for better comparability against other industrial properties.

<sup>1</sup> Like-for-like includes a comparison of the performance for buildings that were owned and operational for the 24 months ended December 31, 2024, and have 24 months of complete, whole-building water or energy data. Data coverage by floor area (SF) as follows: Water – 29%, Energy – 23%, Scope 1 GHG Emissions – 85%, Scope 2 GHG Emissions – 85%, Scope 3 GHG Emissions – 23%.

<sup>2</sup> Intensity performance is calculated by taking 12 months of energy, emissions and water use for buildings with a full year of consumption data and dividing by the floor area to which the data relates. 2024 data coverage by floor area (SF) as follows: Water – 82%, Energy – 31%, Scope 1 GHG Emissions – 85%, Scope 2 GHG Emissions – 85%, Scope 3 GHG Emissions – 31%. 2023 data coverage by floor area (SF) as follows: Water - 33%, Energy - 28%, Scope 1 GHG Emissions - 85%, Scope 2 GHG Emissions - 85%, Scope 3 GHG Emissions - 28%.

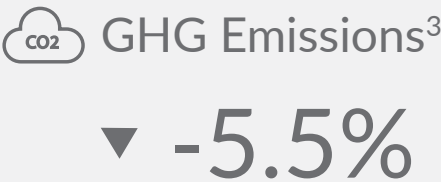
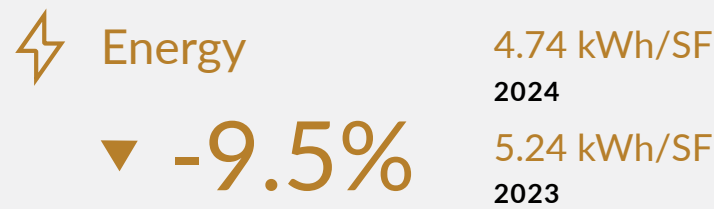
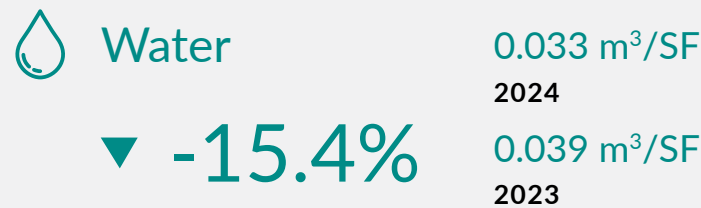
<sup>3</sup> Our reported scope 1 and scope 2 emissions represent the emissions resulting from fuel and purchased electricity, respectively, associated with EastGroup’s own operations, regardless of whether we own or lease the office space. This includes our corporate headquarters as well as our asset management, property management and regional offices, totaling approximately 41,000 SF. Our reported scope 3 emissions represent the GHG emissions generated from our downstream leased assets (Category 13).

## Like-for-like Performance<sup>1</sup>



Scope 1	3 MTCO <sub>2</sub> e	2 MTCO <sub>2</sub> e
Scope 2	207 MTCO <sub>2</sub> e	216 MTCO <sub>2</sub> e
Scope 3	20,113 MTCO <sub>2</sub> e	22,405 MTCO <sub>2</sub> e
	2024	2023

## Intensity Performance<sup>2</sup>



Scope 1	0.09 MTCO <sub>2</sub> e /KSF	0.05 MTCO <sub>2</sub> e /KSF
Scope 2	6.00 MTCO <sub>2</sub> e/KSF	6.27 MTCO <sub>2</sub> e/KSF
Scope 3	1.30 MTCO <sub>2</sub> e /KSF	1.50 MTCO <sub>2</sub> e/KSF
	2024	2023

Performance data shown above is calculated by external consultants and is subject to moderate, type 2 assurance procedures performed by an independent third party in accordance with AccountAbility 1000 Assurance Standard v3 ("AA1000AS"). EastGroup is not responsible for any errors or omissions in performance data.

# Green Building Certifications

EastGroup pursues green building certifications for select properties to demonstrate commitment to environmentally friendly construction and management practices. To date, EastGroup has achieved certification through ENERGY STAR®, BOMA 360 and LEED. In 2024, we certified 17 properties through ENERGY STAR, more than double the number of properties certified in 2023.

## BOMA 360

SITE	YEAR AWARDED	SQUARE FOOTAGE
Gateway Commerce Park 1	2024	200,000
Gateway Commerce Park 2	2024	133,000
Gateway Commerce Park 3	2024	133,000
Gateway Commerce Park 4	2024	197,000
Gateway Commerce Park 5	2024	187,000
Southridge Commerce Park 1	2015	41,000
Southridge Commerce Park 2	2015	41,000
Southridge Commerce Park 3	2015	81,000
Southridge Commerce Park 4	2015	70,000
Southridge Commerce Park 5	2015	70,000
Southridge Commerce Park 6	2015	81,000
Southridge Commerce Park 7	2015	92,000
Southridge Commerce Park 8	2015	91,000
Southridge Commerce Park 12	2015	404,000
		1,821,000

## LEED BUILDING DESIGN AND CONSTRUCTION

SITE	LEVEL	YEAR AWARDED	SQUARE FOOTAGE
Ten West Crossing 1	<div></div>	2014	30,000
World Houston 32	<div></div>	2015	96,000
World Houston 33	<div></div>	2016	160,000
World Houston 38	<div></div>	2018	129,000
World Houston 40	<div></div>	2016	202,000
			617,000

Certified     Silver

## LEED CORE & SHELL

SITE	LEVEL	YEAR AWARDED	SQUARE FOOTAGE
Beltway Crossing 8	<div></div>	2013	88,000
Beltway Crossing 9	<div></div>	2014	45,000
Beltway Crossing 10	<div></div>	2013	79,000
Beltway Crossing 11	<div></div>	2015	87,000
Southridge Commerce Park 11	<div></div>	2016	88,000
Ten West Crossing 2	<div></div>	2015	46,000
Ten West Crossing 3	<div></div>	2015	68,000
Ten West Crossing 4	<div></div>	2015	68,000
Ten West Crossing 6	<div></div>	2017	64,000
Ten West Crossing 7	<div></div>	2017	68,000
Thousand Oaks 1	<div></div>	2014	36,000
Thousand Oaks 2	<div></div>	2014	73,000
Thousand Oaks 3	<div></div>	2014	66,000
West Road 1	<div></div>	2015	63,000
West Road 2	<div></div>	2015	100,000
World Houston 31	<div></div>	2018	44,000
World Houston 31b	<div></div>	2017	35,000
World Houston 34	<div></div>	2014	57,000
World Houston 35	<div></div>	2014	45,000
World Houston 37	<div></div>	2015	101,000
World Houston 39	<div></div>	2015	94,000
World Houston 41	<div></div>	2016	104,000
			1,519,000

## ENERGY STAR CERTIFICATION

2022	2023	2024
8	6	17
Sites	Sites	Sites
1,089,000	1,337,000	3,001,000
Square Feet	Square Feet	Square Feet

## CALGREEN®

SITE	YEAR CONSTRUCTED	SQUARE FOOTAGE
Rocky Point Distribution Center 1	2019	118,000
Rocky Point Distribution Center 2	2019	109,000
Speed Distribution Center	2022	519,000
		746,000

## BOMA BEST SUSTAINABLE

SITE	YEAR AWARDED	SQUARE FOOTAGE
Gateway Commerce Park 1	2024	200,000
Gateway Commerce Park 2	2024	133,000
Gateway Commerce Park 3	2024	133,000
Gateway Commerce Park 4	2024	197,000
Gateway Commerce Park 5	2024	187,000
		850,000

## PROPERTY SPOTLIGHT

# Gateway Commerce Park

Our South Florida property management team has a strong track record of incorporating environmentally friendly practices and participating in impact driven collectives. This is no better demonstrated than at Gateway Commerce Park, a five-building industrial business park that has received significant acknowledgement for operational excellence and sustainably-minded property management.

## Property Management Highlights

- ▶ Gateway Commerce Park joined the Miami-Dade County Building Efficiency 305 Challenge in its inaugural year, demonstrating the team’s proactive efforts to reduce energy and water consumption and support the adoption of best practices in the region.
- ▶ The property management team consistently recognizes Earth Day, seizing the opportunity to engage with tenants and facilitate eco-friendly campaigns such as recycling drives.
- ▶ Each of the five buildings at Gateway Commerce Park include EV chargers for convenient tenant use.
- ▶ The property upholds responsible landscaping practices, incorporating drought-tolerant, native plants and water-efficient irrigation equipment to minimize consumption and waste.

## Certifications and Award Recognition

- ▶ All five buildings at Gateway Commerce Park are certified through ENERGY STAR, the BOMA 360 Performance Program and BOMA Best Sustainable (silver level), exemplifying our commitment to high standards of excellence across all areas of operations and building management.
- ▶ Our property management team received special recognition from BOMA Miami-Dade for obtaining the first BOMA BEST Sustainable certifications in the United States.
- ▶ The property was recently awarded the BOMA Miami-Dade TOBY Choice Award and the BOMA Southern Region TOBY Award in the Industrial category
- ▶ Earning the TOBY award for the Southern Region, Gateway Commerce Park advances to BOMA International where it will be considered alongside the highest performing industrial buildings across the world.

These achievements reflect EastGroup’s continued commitment to sustainability practices and operational excellence. EastGroup holds immense pride for Gateway Commerce Park and our high-performing property management team driving these efforts.

## BOMA Miami-Dade 2024 TOBY Awards



# REPORTING & DISCLOSURE

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# GRI Index

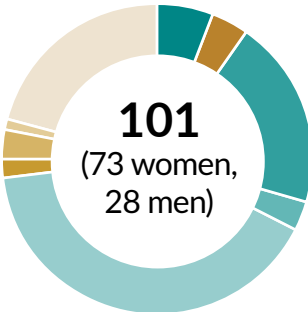
STATEMENT OF USE	EastGroup has reported in accordance with the GRI Standards for the period January 1, 2024, to December 31, 2024.
GRI 1 USED	GRI 1: Foundation 2021
APPLICABLE GRI SECTOR STANDARD(S)	None

GRI Standard / Other Source / Disclosure	Information / Reference
GENERAL DISCLOSURES	
GRI 2: General Disclosures 2021	
2-1 Organizational details	<p><b>Legal Name:</b> EastGroup Properties, Inc. (“EastGroup,” the “Company,” “we,” “us” or “our”)</p> <p><b>Nature of Ownership and Legal Form:</b> EastGroup is a Maryland corporation, and our common stock is publicly traded on the New York Stock Exchange under the symbol “EGP.” The Company has elected to be taxed and intends to continue to qualify as a Real Estate Investment Trust (“REIT”) under the Internal Revenue Code of 1986, as amended.</p> <p><b>Headquarters:</b> 400 West Parkway Place, Suite 100, Ridgeland, MS 39157</p> <p><b>Locations of Operation:</b> High-growth markets throughout the United States, with an emphasis in the states of Texas, Florida, California, Arizona and North Carolina. For additional information, refer to page 5 of our <a href="#">2024 Form 10-K filing</a>.</p>
2-2 Entities included in the organization’s sustainability reporting	<p>This report covers EastGroup Properties, Inc., its wholly owned subsidiaries and the investee of any joint ventures in which the Company has a controlling interest, consistent with our financial reporting. For additional information, refer to page 49 of our <a href="#">2024 Form 10-K filing</a>.</p>
2-3 Reporting period, frequency and contact point	<p><b>Reporting Period:</b> January 1, 2024, to December 31, 2024, consistent with our financial reporting period</p> <p><b>Frequency:</b> Annual reporting</p> <p><b>Contact Point:</b> Bess Randall, Director of Corporate Sustainability, <a href="mailto:bess.randall@eastgroup.net">bess.randall@eastgroup.net</a></p>
2-4 Restatements of information	<p>There were no restatements of information during the reporting period; however, certain 2023 comparative figures were updated based on changes in data coverage obtained to date.</p>
2-5 External assurance	<p>EastGroup engaged ISOS Group, Inc. to perform moderate, type 2 assurance of our environmental data in accordance with AA1000AS v3, covering the period beginning January 1, 2024, and ending December 31, 2024.</p>
2-6 Activities, value chain and other business relationships	<p>EastGroup is a self-administered real estate investment trust with over 63 million square feet of industrial properties either in operation or under construction across high-growth markets throughout the United States. As of December 31, 2024, our portfolio consisted of approximately 57.8 million square feet of business distribution properties, 4.4 million square feet of bulk distribution properties and 900,000 square feet of business service properties.</p> <p>EastGroup's supply chain includes companies that provide building materials, office supplies/equipment and utilities, as well as companies providing construction, consulting, financial, IT and other services. The downstream portion of our value chain includes approximately 1,600 tenants and their associated business activities.</p> <p>No significant changes took place in 2024 related to our activities, value chain or other business relationships.</p> <p>For additional information, refer to pages 5-6 of our <a href="#">2024 Form 10-K filing</a>.</p>

GRI Standard / Other Source / Disclosure

Information / Reference

GENERAL DISCLOSURES

2-7 Employees	<p>EastGroup employed 101 team members across 16 offices as of December 31, 2024, all of whom were full-time. We had no temporary or non-guaranteed hours employees during 2024. See below for further breakdown of our employees by state and gender:</p> <div><table><tr><td>Arizona</td><td>6 (3 women, 3 men)</td><td>Florida</td><td>20 (13 women, 7 men)</td><td>Mississippi</td><td>41 (35 women, 6 men)</td><td>South Carolina</td><td>1 (1 woman)</td><td>Texas</td><td>21 (15 women, 6 men)</td></tr><tr><td>California</td><td>4 (2 women, 2 men)</td><td>Georgia</td><td>3 (3 men)</td><td>Nevada</td><td>2 (1 woman, 1 man)</td><td>North Carolina</td><td>3 (3 women)</td><td></td><td></td></tr></table></div> <p>For additional information, refer to <a href="#">Our Employees</a> on page 18 of this report.</p>	Arizona	6 (3 women, 3 men)	Florida	20 (13 women, 7 men)	Mississippi	41 (35 women, 6 men)	South Carolina	1 (1 woman)	Texas	21 (15 women, 6 men)	California	4 (2 women, 2 men)	Georgia	3 (3 men)	Nevada	2 (1 woman, 1 man)	North Carolina	3 (3 women)		
Arizona	6 (3 women, 3 men)	Florida	20 (13 women, 7 men)	Mississippi	41 (35 women, 6 men)	South Carolina	1 (1 woman)	Texas	21 (15 women, 6 men)												
California	4 (2 women, 2 men)	Georgia	3 (3 men)	Nevada	2 (1 woman, 1 man)	North Carolina	3 (3 women)														
2-8 Workers who are not employees	<p>EastGroup works with third-party management companies and general contractors who support our operations without being EastGroup employees. Roughly 13% of our operating portfolio (by square footage) is managed by third-party management companies as of December 31, 2024. We do not have further employment data for our third-party property managers or our general contractors at this time.</p> <p>For additional information, refer to page 5 of our <a href="#">2024 Form 10-K filing</a>.</p>																				
2-9 Governance structure and composition	<p>Refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Governance Structure</a> on pages 12-13 of this report.</li><li>▶ Pages 8-10 and 25-29 of our <a href="#">2025 Proxy Statement</a>.</li></ul>																				
2-10 Nomination and selection of the highest governance body	<p>Refer to pages 13 and 22-24 of our <a href="#">2025 Proxy Statement</a>.</p>																				
2-11 Chair of the highest governance body	<p>Refer to page 16 of our <a href="#">2025 Proxy Statement</a>.</p>																				
2-12 Role of the highest governance body in overseeing the management of impacts	<p>Refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Corporate Responsibility Governance</a> on page 13 of this report.</li><li>▶ <a href="#">Regulatory Compliance</a> on page 14 of this report.</li><li>▶ <a href="#">TCFD Index</a> on page 45 of this report.</li><li>▶ Page 30 of our <a href="#">2025 Proxy Statement</a>.</li></ul>																				
2-13 Delegation of responsibility for managing impacts	<p>Refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Corporate Responsibility Governance</a> on page 13 of this report.</li><li>▶ <a href="#">Regulatory Compliance</a> on page 14 of this report.</li><li>▶ <a href="#">TCFD Index</a> on page 45 of this report.</li><li>▶ Pages 27-31 of our <a href="#">2025 Proxy Statement</a>.</li></ul>																				
2-14 Role of the highest governance body in sustainability reporting	<p>Refer to page 30 of our <a href="#">2025 Proxy Statement</a>.</p>																				

GRI Standard / Other Source / Disclosure	Information / Reference
GENERAL DISCLOSURES	
2-15 Conflicts of interest	<p>Annually, all EastGroup Board members and our six executive officers complete Director &amp; Officer questionnaires to disclose and avoid any perceived or actual conflicts of interest.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ Pages 4-5 of our Code of Ethics and Business Conduct, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li><li>▶ Page 30 of our <a href="#">2025 Proxy Statement</a>.</li></ul>
2-16 Communication of critical concerns	<p>In 2024, there were no critical concerns communicated to the Board.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Corporate Policies &amp; Protocol</a> on page 15 of this report.</li><li>▶ Page 9 of our Code of Ethics and Business Conduct, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li></ul>
2-17 Collective knowledge of the highest governance body	<p>EastGroup includes experience in corporate responsibility matters among the skills assessed for Board nominees annually, and values corporate responsibility experience from both a company and investor perspective.</p> <p>Refer to page 21 of our <a href="#">2025 Proxy Statement</a> for additional information.</p>
2-18 Evaluation of the performance of the highest governance body	<p>Refer to page 22 of our <a href="#">2025 Proxy Statement</a>.</p>
2-19 Remuneration policies	<p>For information on director compensation, refer to pages 32-33 of our <a href="#">2025 Proxy Statement</a>.</p> <p>For comprehensive information on EastGroup's remuneration policies, refer to pages 39-70 of our <a href="#">2025 Proxy Statement</a>.</p>
2-20 Process to determine remuneration	<p>Refer to pages 39-47 of our <a href="#">2025 Proxy Statement</a>.</p>
2-21 Annual total compensation ratio	<p>Refer to page 66 of our <a href="#">2024 Proxy Statement</a>.</p>
2-22 Statement on sustainable development strategy	<p>Refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Message to Our Shareholders</a> on page 13 of this report.</li><li>▶ <a href="#">Development Standards</a> on page 28 of this report.</li></ul>
2-23 Policy commitments	<p>Refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Corporate Policies &amp; Protocol</a> on page 15 of this report.</li><li>▶ Our website at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li></ul>
2-24 Embedding policy commitments	<p>EastGroup's internal Corporate Sustainability Committee is led by our Director of Corporate Sustainability, who is responsible for researching, recommending and guiding corporate responsibility and sustainability initiatives and policies within the organization. The Corporate Sustainability Committee receives oversight from the Nominating and Corporate Governance Committee.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Corporate Responsibility Governance</a> on page 13 of this report.</li><li>▶ Page 30 of our <a href="#">2025 Proxy Statement</a>.</li></ul>

GRI Standard / Other Source / Disclosure	Information / Reference
GENERAL DISCLOSURES	
2-25 Processes to remediate negative impacts	<p>As a company headquartered in the United States, EastGroup benefits from—and is subject to—a well-established framework of legal, regulatory and institutional mechanisms designed to safeguard against adverse impacts and facilitate appropriate remediation when issues arise. These systems provide robust channels for stakeholders to report grievances and seek redress across environmental, labor, and community impact areas.</p> <p>Examples include state-level environmental agencies such as the Florida Department of Environmental Protection and the Texas Commission on Environmental Quality. These state-level agencies provide structured processes for responding to environmental incidents, such as contamination, stormwater violations or hazardous materials handling, and are subject to oversight from the U.S. Environmental Protection Agency.</p> <p>In addition to our internal Ethics Hotline, employee grievances related to safety, harassment or discrimination can be filed through state labor boards or federal entities such as the Equal Employment Opportunity Commission or Occupational Safety and Health Administration.</p> <p>In our development projects, community concerns regarding zoning, traffic or construction disruptions can be addressed through public hearings and administrative appeals under local planning and zoning boards. We actively participate in these forums and make project adjustments as necessary to mitigate negative community impacts. EastGroup's due diligence process includes thorough market research that helps us anticipate potential disturbances our operations may have on the environment and community, empowering us to implement measures that proactively remediate potential negative impacts.</p>
2-26 Mechanisms for seeking advice and raising concerns	<p>EastGroup provides employees with several mechanisms for seeking advice and raising concerns around issues within the workplace, including interpersonal conflicts, performance issues, ethical dilemmas or harassment. Employees have the option of going to their supervisor to report issues such as these, or if uncomfortable doing so, reporting directly to the VP of Human Resources or Ethics Hotline.</p> <p>Annually, our VP of Internal Audit sends an email to all employees, providing the website and phone number of our Ethics Hotline, along with a summary of the process for reporting unethical or illegal activities via this channel, including issues such as harassment should an employee not feel comfortable disclosing to their supervisor or the VP of Human Resources. This information is also provided during onboarding.</p> <p>Submissions to the Ethics Hotline are taken by an independent contractor and reviewed by the Audit Committee on a confidential basis, allowing whistleblowers to remain anonymous unless they choose otherwise. No issues were submitted to the Ethics Hotline and no reports of suspected fraud or improprieties were received via other channels in 2024.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Corporate Policies &amp; Protocol</a> on page 15 of this report.</li><li>▶ Code of Ethics and Business Conduct, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li></ul>
2-27 Compliance with laws and regulations	<p>We are not aware of any significant instances of non-compliance with laws or regulations, nor were any fines paid by the Company related to non-compliance with laws or regulations during 2024.</p> <p>Refer to <a href="#">Regulatory Compliance</a> on page 14 of this report for additional information.</p>
2-28 Membership associations	<ul style="list-style-type: none"><li>▶ National Association of Real Estate Investment Trusts (“Nareit”)</li><li>▶ Building Owners and Managers Association (“BOMA”)</li><li>▶ GRESB</li><li>▶ U.S. Green Building Council (“USGBC”) - Gold Membership</li></ul>
2-29 Approach to stakeholder engagement	<p>Refer to <a href="#">Stakeholder Groups</a> on page 17 of this report.</p>
2-30 Collective bargaining agreements	<p>None of EastGroup's employees were members of a union or subject to a collective bargaining agreement during 2024.</p> <p>For additional information, refer to page 3 of our Human Rights Statement, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</p>

GRI Standard / Other Source / Disclosure

Information / Reference

MATERIAL TOPICS	
GRI 3: Material Topics 2021	
3-1 Process to determine material topics	<p>In 2022, a select group of our internal and external stakeholders—including EastGroup's Board of Directors—took a GRI-aligned Double Materiality Survey to identify the most material topics for EastGroup's Corporate Responsibility program. The threshold for materiality was determined as the top three items deemed the most significant in each of the respective categories: environmental, social and governance.</p> <p>For additional information, refer to <a href="#">Material ESG Topics</a> on page 8 of this report.</p>
3-2 List of material topics	<p>Refer to <a href="#">Material ESG Topics</a> on page 8 of this report.</p>
ETHICS & ANTI-CORRUPTION	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>EastGroup commits to working with accountability, respect and trust. This starts from the top –where the seats for Chairman and CEO are separated to enhance accountability– and permeates throughout our entire organization. Our Code of Ethics and Business Conduct (the “Code”) outlines the guiding principles by which directors, officers and employees are expected to perform their duties and exude the Company's core values. Our CFO is responsible for overseeing, interpreting and monitoring compliance with the Code, and reports periodically to our CEO and Audit Committee regarding all aspects of administering and enforcing the Code. The topics of business ethics and the Code are primary focuses in EastGroup's annual Property Managers and Management meetings, and we include risks related to fraud and our Compliance and Ethics program in our annual Enterprise Risk Management surveys.</p> <p>For additional information, refer to <a href="#">Risk Management</a> on pages 14-15 of this report.</p>
GRI 205: Anti-corruption 2016	
205-1 Operations assessed for risks related to corruption	<p>100% of our operations are assessed for risks annually, including risks related to ethics and anti-corruption.</p>
205-2 Communication and training about anti-corruption policies and procedures	<p>100% of our employees are required to review and sign our Code of Ethics and Business Conduct and 100% of our employees received training related to Ethics and Anti-Corruption in 2024.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Corporate Policies &amp; Protocol</a> on page 15 of this report.</li><li>▶ <a href="#">Workplace Development</a> on page 21 of this report.</li></ul>
205-3 Confirmed incidents of corruption and actions taken	<p>There were no confirmed incidents of corruption during 2024. EastGroup has never had to discipline any employees or pay any amount in legal, regulatory fines or settlements associated with violations of bribery, corruption or anti-competitive standards.</p>

GRI Standard / Other Source / Disclosure	Information / Reference
ECONOMIC PERFORMANCE	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>Specializing in developing, owning and operating premier business distribution facilities in supply-constrained submarkets—prioritizing high-growth metropolitan regions—EastGroup maintains a strong economic position by meeting strong demand, maintaining high occupancy rates and establishing a diverse customer base.</p> <p>For additional information, refer to <a href="#">Economic Performance</a> on page 24 of this report.</p>
GRI 201: Economic Performance 2016	
201-1 Direct economic value generated and distributed	<p>Refer to page 46 of our <a href="#">2024 Form 10-K filing</a>.</p>
201-2 Financial implications and other risks and opportunities due to climate change	<p>Refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">TCFD Index</a> on pages 45-49 of this report.</li><li>▶ Pages 10-15 of our <a href="#">2024 Form 10-K filing</a>.</li></ul>
201-3 Defined benefit plan obligations and other retirement plans	<p>Refer to page 55 of our <a href="#">2025 Proxy Statement</a> for information related to our defined contribution retirement plan and related contribution percentages for 2024. EastGroup has no defined benefit plans or related obligations.</p>
201-4 Financial assistance received from government	<p>EastGroup qualified as a real estate investment trust ("REIT") under Sections 856-860 of the Internal Revenue Code during 2024 and intends to continue to qualify as such. As a REIT, the Company is exempt from paying federal income taxes on taxable income distributed to shareholders.</p>
EMPLOYEE SATISFACTION	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>EastGroup values our employees and has created a productive and flexible work environment that fosters an entrepreneurial spirit and promotes healthy lifestyles. With a strong reputation and mission-driven mindset, EastGroup is able to attract and retain top talent, maintain high employee satisfaction and minimize employee turnover.</p> <p>For additional information, refer to <a href="#">Our Employees</a> on pages 18-22 of this report.</p>
GRI 401: Employment 2016	
401-1 New employee hires and employee turnover	<p>There were 12 new employee hires during 2024 (8 women, 4 men)</p> <p>There were 3 voluntary terminations during 2024 (2 women, 1 man), one retirement during 2024 (1 woman) and one involuntary termination in 2024 (1 woman).</p>
401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	<p>Full-time employees have access to a robust 401(k) matching program with additional discretionary profit-sharing contributions; a company-wide equity compensation award program; medical, dental and vision insurance coverage, as well as supplemental insurance, accident insurance and cancer insurance; life insurance; short- and long-term disability; parental leave; eligibility for participation in a Flexible Spending Account or Health Savings Account; vacation, sick and holiday time off; dedicated community service time; educational assistance; and an annual athletic club or equipment reimbursement.</p> <p>As of December 31, 2024, 100% of EastGroup employees were considered full-time and therefore had the option of receiving all the aforementioned benefits.</p> <p>For additional information, refer to our Healthy, Wealthy, Wise Benefits Summary, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</p>
401-3 Parental leave	<p>All full-time employees are eligible for parental leave.</p> <p>In 2024, 2 women and 1 man took parental leave, all of whom have returned to work as of May 2025.</p> <p>100% of the employees who took parental leave in 2023 returned to work. All but one (83%) remain employed with EastGroup as of May 2025.</p> <p>For additional information, refer to page 3 of our Healthy, Wealthy, Wise Benefits Summary, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</p>

GRI Standard / Other Source / Disclosure	Information / Reference								
ENERGY									
GRI 3: Material Topics 2021									
3-3 Management of material topics	<p>EastGroup tracks, measures and reports on our energy and emissions activity as we actively aim to minimize operational expenses and demonstrate strong environmental stewardship. In 2023, we created an Environmental Management System, which outlines our processes for utility data tracking and building performance. Alongside our ongoing focus on expanding data coverage, EastGroup commits to transparent benchmark reporting and aims to improve upon our energy efficiency and emissions reduction efforts.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Data Management</a> on page 29 of this report.</li><li>▶ <a href="#">Environmental Performance</a> on page 30 of this report.</li></ul>								
GRI 302: Energy 2016									
302-1 Energy consumption within the organization	<p>The figures below include the 2023 and 2024 consumption data for our property management, asset management and regional offices, as well as our corporate headquarters. Total energy consumption includes the electricity and fuel used for heating, cooling, lighting and other office activities. The data coverage represented below is approximately 85% (35,000 SF out of 41,000 total SF for our offices) for each year.</p> <table><tr><td><b>2023 Consumption Data</b></td><td><b>2024 Consumption Data</b></td></tr><tr><td>Electricity - 598,733 kWh (17.11 kWh/SF)</td><td>Electricity - 603,784 kWh (17.25 kWh/SF)</td></tr><tr><td>Fuel - 9,723 kWh (0.28 kWh/SF)</td><td>Fuel - 16,325 kWh (0.47 kWh/SF)</td></tr><tr><td>Total Energy - 608,456 kWh (17.38 kWh/SF)</td><td>Total Energy - 620,109 kWh (17.72 kWh/SF)</td></tr></table> <p>All energy consumption within the organization during 2023 and 2024 was from the grid, and no energy was consumed or sold from self-generated or renewable energy during these years.</p> <p>For additional information, refer to <a href="#">Environmental Performance</a> on page 30 of this report.</p>	<b>2023 Consumption Data</b>	<b>2024 Consumption Data</b>	Electricity - 598,733 kWh (17.11 kWh/SF)	Electricity - 603,784 kWh (17.25 kWh/SF)	Fuel - 9,723 kWh (0.28 kWh/SF)	Fuel - 16,325 kWh (0.47 kWh/SF)	Total Energy - 608,456 kWh (17.38 kWh/SF)	Total Energy - 620,109 kWh (17.72 kWh/SF)
<b>2023 Consumption Data</b>	<b>2024 Consumption Data</b>								
Electricity - 598,733 kWh (17.11 kWh/SF)	Electricity - 603,784 kWh (17.25 kWh/SF)								
Fuel - 9,723 kWh (0.28 kWh/SF)	Fuel - 16,325 kWh (0.47 kWh/SF)								
Total Energy - 608,456 kWh (17.38 kWh/SF)	Total Energy - 620,109 kWh (17.72 kWh/SF)								
302-2 Energy consumption outside of the organization	<p>The 2024 “absolute” data below includes the energy consumption data for the 18,623,000 SF of our operating and lease-up portfolio with available energy data for 2024. This data covers approximately 31% of our total operating and lease-up portfolio as of December 31, 2024.</p> <p><b>2024 Absolute Consumption Data</b></p> <p>Electricity - 69,557 MWh (3.74 kWh/SF) Fuel - 18,674 MWh (1.00 kWh/SF) Total Energy - 88,231 MWh (4.74 kWh/SF)</p> <p>The 2023 and 2024 “like-for-like” data below includes the energy consumption for the 13,992,000 SF of our operating and lease-up portfolio with whole-building energy data available for both 2023 and 2024. This data covers approximately 23% of our total operating and lease-up portfolio as of December 31, 2024.</p> <table><tr><td><b>2023 Like-for-Like Consumption Data</b></td><td><b>2024 Like-for-Like Consumption Data</b></td></tr><tr><td>Electricity - 59,703 MWh (4.27 kWh/SF)</td><td>Electricity - 56,595 MWh (4.04 kWh/SF)</td></tr><tr><td>Fuel - 19,387 MWh (1.39 kWh/SF)</td><td>Fuel - 17,938 MWh (1.28 kWh/SF)</td></tr><tr><td>Total Energy - 79,090 MWh (5.65 kWh/SF)</td><td>Total Energy - 74,533 MWh (5.33 kWh/SF)</td></tr></table> <p>For additional information, refer to <a href="#">Environmental Performance</a> on page 30 of this report.</p>	<b>2023 Like-for-Like Consumption Data</b>	<b>2024 Like-for-Like Consumption Data</b>	Electricity - 59,703 MWh (4.27 kWh/SF)	Electricity - 56,595 MWh (4.04 kWh/SF)	Fuel - 19,387 MWh (1.39 kWh/SF)	Fuel - 17,938 MWh (1.28 kWh/SF)	Total Energy - 79,090 MWh (5.65 kWh/SF)	Total Energy - 74,533 MWh (5.33 kWh/SF)
<b>2023 Like-for-Like Consumption Data</b>	<b>2024 Like-for-Like Consumption Data</b>								
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Total Energy - 79,090 MWh (5.65 kWh/SF)	Total Energy - 74,533 MWh (5.33 kWh/SF)								

GRI Standard / Other Source / Disclosure	Information / Reference
ENERGY	
302-3 Energy intensity	Refer to 302-1 and 302-2 above for energy intensity metrics.
302-4 Reduction of energy consumption	Refer to: ▶ <a href="#">Efficiency &amp; Resilience</a> on pages 26-28 of this report. ▶ <a href="#">Environmental Performance</a> on page 30 of this report.
302-5 Reductions in energy requirements of products and services	Refer to <a href="#">Mitigation &amp; Adaptation</a> on page 27 of this report.
WATER EFFICIENCY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>Water efficiency is a critical part of EastGroup's approach to responsible resource management. EastGroup prioritizes low-flow plumbing fixtures, smart irrigation and drought-tolerant landscaping in new developments, acquisitions and retrofit opportunities. Combined with our build-out of an Environmental Management System, EastGroup's ongoing efforts to expand data coverage enable increasingly sophisticated data management practices and water conservation strategies.</p> <p>For additional information, refer to:</p> <p>▶ <a href="#">Mitigation &amp; Adaptation</a> on page 27 of this report.</p> <p>▶ <a href="#">Environmental Performance</a> on page 30 of this report.</p>
GRI 303: Water and Effluents 2018	
303-1 Interactions with water as a shared resource	<p>EastGroup recognizes water conservation as a critical component to environmental stewardship. The only water usage under EastGroup's operational control is related to interior plumbing and exterior landscaping. All water is sourced from third parties such as municipal water suppliers and public or private utilities.</p> <p>At this time, we do not track water consumed or discharged separately from total water withdrawn; however, our water-reduction strategies are focused towards actions that would reduce water consumed as a result of landscaping. Many EastGroup properties have implemented water conservation strategies; at least two EastGroup buildings have rainwater or gray water reuse, and of the 575 buildings that responded to our 2022 Sustainability Attributes Survey, 457 reported having high-efficiency irrigation systems and/or stormwater management strategies.</p> <p>When assessing new developments and portfolio resiliency, EastGroup is cognizant of regions with high water stress, making sure to implement native and drought-tolerant landscaping as well as smart sensor irrigation technology where possible.</p>
303-2 Management of water discharge-related impacts	While EastGroup does not currently track water discharge, we are unaware of any violations or significant risks posed to our company or to the surrounding environment as a result of water discharge from our operations. At least annually, each of our buildings is visited by an EastGroup property manager, who completes an annual environmental assessment, ensuring no actual or potential hazardous waste or materials are present within any tenant spaces or elsewhere within the building. No significant issues were identified as a result of these inspections during 2024.
303-3 Water withdrawal	Refer to <a href="#">Environmental Performance</a> on page 30 of this report for total water withdrawn for 2024. All water withdrawn is sourced from third parties such as municipal water suppliers and public or private utilities.
303-4 Water discharge	EastGroup does not currently track water discharge separately from water consumed. Refer to disclosures 303-1 and 303-2 for additional information.
303-5 Water consumption	Without tracking water discharge at this time, EastGroup considers water consumption to equal water withdrawn. Refer to disclosure 303-1 and <a href="#">Environmental Performance</a> on page 30 of this report for additional information.

GRI Standard / Other Source / Disclosure	Information / Reference
EMPLOYEE HEALTH AND SAFETY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>EastGroup aims to create an inclusive, safe and productive workplace environment that fosters employees' physical, mental and emotional well-being. The Company emphasizes employee development and safety and encourages active living.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Our Employees</a> on pages 18-22 of this report.</li><li>▶ Our Commitment to Safety &amp; Health and Safety Policy, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li></ul>
GRI 403: Occupational Health and Safety 2018	
403-1 Occupational health and safety management system	<p>EastGroup's Employee Handbook and Health and Safety Policy require that all work-related injuries and illnesses be reported to Human Resources as soon as practicable. While our office environment generally presents fewer health and safety risks than other industries, our Human Resources department has processes in place for any incidents reported, including the completion of an accident report, which would trigger a safety investigation and corrective action to prevent future injuries.</p> <p>EastGroup remains in compliance with required Occupational Safety and Health Administration (“OSHA”) reporting, and we ensure all our offices clearly display relevant OSHA report information in common areas—including statistics on any workplace injuries amongst EastGroup employees or lack thereof. No such injuries occurred during the 2024 reporting year.</p> <p>EastGroup aims to have no reportable incidents each year and asks that employees proactively notify Human Resources if potential hazards are identified so that preventative action can be taken.</p>
403-2 Hazard identification, risk assessment, and incident investigation	<p>EastGroup complies with OSHA requirements, acts on employee feedback and requires contractors to take certain precautionary measures to mitigate risk exposure.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ Our Commitment to Safety &amp; Health and Safety Policy, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li><li>▶ <a href="#">Corporate Policies &amp; Protocol</a> on page 15 of this report.</li><li>▶ <a href="#">Workplace Safety</a> on page 20 of this report.</li><li>▶ Our Vendor Code of Conduct, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li></ul>
403-3 Occupational health services	<p>Refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Workplace Safety</a> on page 20 of this report.</li><li>▶ Our Vendor Code of Conduct, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li></ul>
403-4 Worker participation, consultation, and communication on occupational health and safety	<p>EastGroup includes questions related to our employee health, safety and well-being programs in our employee engagement surveys. EastGroup treats survey feedback as actionable insight into improving our workplace environment.</p> <p>For additional information, refer to <a href="#">Workplace Safety</a> on page 20 of this report.</p>
403-5 Worker training on occupational health and safety	<p>EastGroup reimburses employees who take OSHA training courses, and in 2023, provided a free, in-person training centered around workplace safety, with a virtual option for remote employees. Mandatory training centered around health and safety topics is being incorporated into EastGroup's employee training program in 2025.</p>
403-6 Promotion of worker health	<p>EastGroup provides a robust employee benefits package, underscoring our commitment to employee health and safety. We cover 100% of employees' medical insurance premiums for all full-time employees who complete an annual wellness checkup with the provider of their choice. The medical insurance plans offered through EastGroup include certain mental health resources at no additional cost. A monthly wellness newsletter is shared through our intranet which includes educational materials and resouces related to various health and well-being topics, including mental health.</p> <p>For additional information, refer to <a href="#">Benefits Package</a> on page 19 of this report.</p> <p>For insight on how we establish a healthy workplace for outside workers supporting EastGroup's operations, refer to our Vendor Code of Conduct, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</p>

GRI Standard / Other Source / Disclosure	Information / Reference
EMPLOYEE HEALTH AND SAFETY	
403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	<p>All construction work on EastGroup's development properties is completed by third-party general contractors and their subcontractors. Our construction contracts designate the general contractor as the party responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the contracts and require the general contractor to take reasonable precautions for safety of and injury prevention to employees performing the work and other persons who could be affected.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Workplace Safety</a> on page 20 of this report.</li><li>▶ Our Vendor Code of Conduct, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li><li>▶ Our Commitment to Safety &amp; Health and Safety Policy, accessible at <a href="http://www.eastgroup.net/priorities">www.eastgroup.net/priorities</a>.</li></ul>
403-8 Workers covered by an occupational health and safety management system	EastGroup complies with OSHA requirements. All employees are covered under EastGroup's insurance policies, and all workers outside the organization comply with our <a href="#">Vendor Code of Conduct</a> .
403-9 Work-related injuries	In 2024, there were no reported work-related fatalities, injuries or illnesses amongst EastGroup employees. For additional information, refer to <a href="#">Workplace Safety</a> on page 20 of this report.
403-10 Work-related ill health	In 2024, there were no reported work-related fatalities, injuries or illnesses amongst EastGroup employees. For additional information, refer to <a href="#">Workplace Safety</a> on page 20 of this report.
DATA SECURITY	
GRI 3: Material Topics 2021	
3-3 Management of material topics	<p>EastGroup applies a multi-layered approach to ensuring our systems, people and operations are well prepared for potential cyber threats. Our Cyber Risk Committee oversees our cybersecurity program and establishes the policies, procedures and controls to maintain compliance with regulatory requirements, industry standards and internal security objectives. These include our Cybersecurity Policy, mandatory employee training and phishing exercises, vendor risk management, cyber liability insurance and partnerships with trusted companies for 24/7 monitoring and protection.</p> <p>For additional information, refer to:</p> <ul style="list-style-type: none"><li>▶ <a href="#">Cybersecurity</a> on page 18 of this report.</li><li>▶ <a href="#">Workforce Development</a> on page 21 of this report.</li></ul>
GRI 418: Customer Privacy 2016	
418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	<p>EastGroup did not identify any substantiated complaints in 2024.</p> <p>To our knowledge, EastGroup has never experienced an information security breach, alleviating the Company from any financial and reputational burdens incurred from penalties or settlements associated with a cyber breach.</p>

GRI Standard / Other Source / Disclosure

Information / Reference

NON-GRI TOPIC: ACQUISITION/DISPOSITION DUE DILIGENCE

GRI 3: Material Topics 2021

3-3 Management of material topics

EastGroup's acquisition/disposition due diligence underpins our investment strategy. All acquisitions, development starts and dispositions must be approved by at least one of the Company's investment committees, depending on the cost of the transaction. The full Board must approve transactions that exceed \$125 million or that involve activity in a new market for EastGroup. Asset managers and regional executive officers are responsible for coordinating the due diligence process and preparing investment packages for review.

Each investment package includes a detailed summary of the project, an assessment of potential advantages and disadvantages of the transaction as well as insight into local market trends. Phase I environmental site assessments, property condition assessments, zoning reports and surveys are obtained for all acquisitions, providing insight into permitting requirements, flood zones and other physical and environmental risks related to the project, or lack thereof. Other third-party reports that are often obtained as part of the due diligence process include traffic and workforce studies for new markets or submarkets, as well as seismic, roof and other geological and environmental assessments.

In 2023, we incorporated a Sustainability Due Diligence Scorecard into our due diligence process, further integrating our consideration of climate risks and resiliency into our overall business strategy.

For additional information, refer to:

- ▶ [Environmental Risk Management](#) on page 24 of this report.
- ▶ [TCFD Index](#) on page 45 of this report.

NON-GRI TOPIC: TENANT SATISFACTION

GRI 3: Material Topics 2021

3-3 Management of material topics

EastGroup prioritizes authentic relationships with tenants. Our responsive and attentive property management teams facilitate meaningful engagement opportunities that strive to make tenants feel comfortable in their workspace and connected to the surrounding community. Our genuine care for our tenants contributes to our consistently strong leasing metrics and is reflected in tenant feedback.

For additional information, refer to [Our Tenants](#) on page 23 of this report.

# TCFD Index

Section	Disclosure	Response
1a. Governance	Describe the board’s oversight of climate-related risks and opportunities.	<p>EastGroup’s Board of Directors upholds its responsibility to provide ongoing oversight to all Board committees. This includes the Nominating and Corporate Governance Committee, which provides direct oversight of our corporate responsibility program and initiatives, including our assessment of climate-related risks and opportunities.</p> <p>The Board stays abreast of the Company’s corporate responsibility program and associated climate-related risks and opportunities via quarterly updates from EastGroup’s Director of Corporate Sustainability and through participation in the Company’s annual Enterprise Risk Management process, which pulls insights from annual surveys taken by the Board and management team. Risks related to physical climate change and transition to a lower carbon economy are included in the survey and considered in relation to both likelihood of occurrence and degree of impact.</p> <p>The Nominating and Corporate Governance Committee holds more in-depth discussions around corporate responsibility, including climate-related risks and opportunities, at least annually. EastGroup maintains open lines of communication between the Board and management to quickly and efficiently share pertinent information and insights as relevant topics arise.</p>
1b. Governance	Describe management’s role in assessing and managing climate-related risks and opportunities.	<p>EastGroup’s management team is collaborative and communicative when it comes to assessing and managing the Company’s climate-related risks and opportunities. EastGroup’s Chief Executive Officer has overarching responsibility for EastGroup’s business strategy, including climate-related matters. This includes direct involvement in material decisions concerning corporate responsibility initiatives and participation in the Company’s annual Enterprise Risk Management (“ERM”) process, where climate-related risks are evaluated alongside other strategic and operational risks.</p> <p>The ERM process provides a formal mechanism through which senior management and the Board of Directors regularly assess current and emerging risks. Climate-related risks—both physical and transitional—are reviewed in this context to ensure the Company remains resilient and adaptive in a changing business and environmental landscape. This process also informs mitigation strategies and long-term planning.</p> <p>The Director of Corporate Sustainability is directly responsible for researching, recommending and leading our sustainability initiatives. This involves heading the Company’s internal Corporate Sustainability Committee, which includes EastGroup’s Chief Financial Officer and Chief Accounting and Administrative Officer as well as other employees and senior management across various departments. The Director of Corporate Sustainability meets weekly with external consultants and facilitates an annual strategy meeting for the entire Corporate Sustainability Committee and our consultants to review progress, assess current standing and plan priority initiatives for the coming year.</p>

Section	Disclosure	Response
2a. Strategy	Describe the climate-related risks and opportunities the organization has identified over the short, medium and long term.	<p>With support from a third-party consultant, EastGroup conducts periodic portfolio-wide, regional and property-level assessments to identify climate-related physical and transition risks and associated opportunities over the short term (within 12 months), medium term (1-10 years) and long term (10+ years). Factors considered in these assessments include the following:</p> <p><b>Weather- and climate-related physical risks:</b></p> <ul style="list-style-type: none"><li>▶ Drought</li><li>▶ Heat stress</li><li>▶ Earthquake</li><li>▶ Flood</li><li>▶ Hurricane</li><li>▶ Tornado</li><li>▶ Wind</li><li>▶ Wildfire</li><li>▶ Winter weather</li><li>▶ Sea level rise</li></ul> <p><b>Indirect risks associated with climate-related events and risks associated with transition to a lower-carbon economy:</b></p> <ul style="list-style-type: none"><li>▶ Operating costs—including insurance premiums—construction and labor costs and utility expenses</li><li>▶ Supply chain disruption</li><li>▶ Compliance with “green” building codes, utility benchmarking requirements or building performance standards</li></ul> <p>Based on our assessment of climate-related risks, EastGroup has identified the following as the most prevalent risks across the short, medium and long term:</p> <ul style="list-style-type: none"><li>▶ Short term (within 12 months): Tornado, hurricane and flood</li><li>▶ Medium term (1-10 years): Drought and heat stress; increasing property and casualty insurance premiums, compliance with laws or regulations, and increasing utility and development costs</li><li>▶ Long term (10+ years): Sea-level rise; compliance with laws or regulations, and increasing utility and development costs</li></ul> <p>EastGroup diligently assesses climate-related risks and intends to continue monitoring the evolving climatic, regulatory and ordinance landscape, but at this time, the Company does not consider any of the identified risks above to pose a material financial impact to the Company. Our comprehensive insurance coverage, location diversity, policy guidelines and ongoing work by our Sustainability Committee all contribute to insulate our business from climate-related risks and ensure the Company complies with local and federal regulation and reporting requirements.</p> <p>EastGroup already takes advantage of opportunities to install energy-efficient lighting and equipment during periods of tenant turnover or lease renewal and incorporates efficient equipment and design-features in our new development properties. Additionally, EastGroup explores opportunities presented by emerging technologies, energy transition and shifting market demand. Two prominent opportunities identified to date are implementation of EV charging stations to support our tenants in their transition to a low-carbon economy and installation of onsite PV solar to take advantage of inexpensive clean energy. We currently work with tenants who express an interest in installing onsite solar and expect these opportunities to continue to grow over the medium term.</p>

Section	Disclosure	Response
2b. Strategy	Describe the impact of climate-related risks and opportunities on the organization’s business, strategy and financial planning.	<p>At EastGroup, climate-related risks and opportunities are widely factored into how the Company operates our business and plans for continued success.</p> <p><b>BUSINESS</b></p> <p>EastGroup incorporates climate-related risks and related considerations in our enterprise risk management process, insurance strategy and tenant engagement initiatives. In partnership with our third-party sustainability consultants, EastGroup performs ongoing risk assessments that guide capital allocation and performance improvements across our assets. The Company maintains comprehensive insurance coverage across our portfolio to reduce financial exposure to extreme weather events and other climate-driven hazards. EastGroup has adopted green lease provisions across all markets to enable data transparency and foster tenant collaboration around advancing building operational performance. Tenant engagement efforts also include environmental awareness campaigns and disaster preparedness resources to promote tenant well-being and strengthen the resiliency of the communities in which we operate.</p> <p><b>STRATEGY</b></p> <p>Our sustainability strategy is led by a dedicated Director of Corporate Sustainability, who chairs our Corporate Sustainability Committee and manages our external consultant relationships. Together, they ensure our climate-related actions are aligned with broader corporate goals and that they support innovation, compliance and goal setting. We use our EMS, modeled on ISO 14001 standards, to guide environmental practices across acquisitions, construction, operations and stakeholder engagement. The EMS helps us embed environmental accountability into each stage of our value chain, and the Company encourages regional management teams to embrace location-specific operational strategies that aim to improve resource efficiency and building performance.</p> <p><b>FINANCIAL PLANNING</b></p> <p>EastGroup considers climate-related factors in our capital access strategy, forward-looking business planning and budgeting processes. Since June 2021, EastGroup has had an unsecured revolving credit facility that offers an incremental reduction in borrowing costs if the Company achieves a target number of newly constructed buildings with qualifying EV charging stations as a percentage of total qualifying buildings for each fiscal year. Also, EastGroup has explored portfolio-wide strategies for meeting green building certification standards in new developments and engages third-party consultants to assess opportunities such as potential rooftop solar leases. Through scenario analysis and close collaboration with our sustainability consultants, we refine our short-, medium- and long-term plans to reflect best practices, mitigate risks and capitalize on opportunities.</p>
2c. Strategy	Describe the resilience of the organization’s strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	<p>EastGroup engages a third-party sustainability consultant to support in the identification and assessment of and planning for climate-related risks and opportunities. This partnership integrates climate resilience into EastGroup’s planning for and execution of site evaluations, construction costs, design specs and tenant engagement. The partnerships also enable EastGroup to stay abreast of best practices in sustainability reporting, peer benchmarking and performance requirements. With guidance from its consultant, EastGroup conducts regional risk evaluations and property-level site evaluations for each asset every three years. These evaluations are based on best available strategies of the time, ensuring the Company remains agile to shifting priorities while maintaining its resolve for strong business performance.</p> <p>EastGroup’s most recent Regional Climate Resilience Assessment, conducted by our consultant in 2023, included a sea-level rise risk assessment analysis using three Representative Concentration Pathway (“RCP”) scenarios from the Intergovernmental Panel on Climate Change (“IPCC”): RCP 2.6 (representing deep and rapid emissions cuts); RCP 4.5 (representing moderate emissions cuts); and RCP 8.5 (representing unchecked emissions). All of our properties were assessed as “very low risk” under both the RCP 2.6 and RCP 4.5 scenarios, and under the RCP 8.5 scenario, less than 4% of the Company’s properties (by square footage) were assessed as “low risk” through the year 2100, with the remainder assessed as “very low risk.”</p>

Section	Disclosure	Response
3a. Risk Management	Describe the organization’s process for identifying and assessing climate-related risks.	<p>EastGroup conducts several key assessments on a three-year basis to stay focused on material risks and promote data-driven investment and budgetary decisions:</p> <ul style="list-style-type: none"><li>▶ <b>Double Materiality Assessment:</b> used to establish the environmental, social and governance topics that most influence Company performance and assess EastGroup’s operations that have the most impact on the environment and society.</li><li>▶ <b>Regional Climate Resilience Assessment:</b> used to determine property-level exposure to identified climate-related risks prevalent to the geographic locations in which the Company operates.</li><li>▶ <b>Property-Level Resilience Survey:</b> used to assess the presence of property-level resilience attributes across EastGroup’s portfolio.</li></ul> <p>For new acquisitions, <b>EastGroup uses a Sustainability Due Diligence Scorecard</b> to ensure that critical environmental, social, regulatory and resilience factors are considered when evaluating investment opportunities.</p> <p>Additionally, EastGroup’s Director of Corporate Sustainability holds weekly meetings with the Company’s sustainability consultant, allowing for regular check-ins on the Company’s exposure to and progress toward addressing various climate-related risks. Incorporated into these weekly meetings is a meticulous review of processes, programs and policies as part of the Company’s GRESB reporting process, which helps identify areas of strong performance and opportunities for improvement.</p>
3b. Risk Management	Describe the organization’s process for managing climate-related risks.	<p>EastGroup leverages assessments (described in response to 3a), tools and guidance from its third-party consultant to shape policies, implement mitigation measures and perform stakeholder outreach, all of which contribute to the Company’s management of climate-related risks.</p> <p>Concurrently, EastGroup maintains continual focus on increasing data coverage across the Company’s portfolio, helping to better inform decisions around building performance and resilience initiatives as well as to strengthen tenant-owner collaboration. EastGroup also has extensive insurance coverage over each of its assets to transfer some of the risk associated with the potential for extreme weather events and insulate the Company from costs associated with exposure to various climate hazards.</p>
3c. Risk Management	Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organization’s overall risk management.	<p>EastGroup has established protocols and communication channels ensuring the identification, assessment and management of climate-related risks are integrated into the Company’s overall risk management.</p> <p>EastGroup’s EMS and Corporate Responsibility Policy serve as the company-wide foundation for environmental management and operational best practices. Also, EastGroup utilizes a Sustainability Due Diligence Scorecard for acquisition due diligence to ensure material physical, social and transition risk hazards are factored into investment decisions.</p> <p>EastGroup promotes effective communication of climate-related risks throughout the Company:</p> <ul style="list-style-type: none"><li>▶ EastGroup’s Director of Corporate Sustainability leads the Company’s Corporate Sustainability Committee, meets weekly with EastGroup’s sustainability consultants, reports regularly to EastGroup’s Chief Accounting and Administrative Officer and provides quarterly updates to the Board of Directors on EastGroup’s corporate responsibility program and related initiatives.</li><li>▶ Members of the Corporate Sustainability Committee participate in the annual Enterprise Risk Management process to ensure perspectives on climate-related risks are well integrated into annual strategy planning with the Company’s most senior leadership.</li></ul>
4a. Metrics & Targets	Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	<p>The primary metrics used by the organization to assess climate-related risks and opportunities include the following:</p> <ul style="list-style-type: none"><li>▶ Percentage of portfolio (by square footage) with exposure to each climate-related hazard included in our Regional Climate Resilience Assessment</li><li>▶ Insurance premium trends and claims data</li><li>▶ Percentage of properties in areas of “relatively high” or higher drought risk with efficient irrigation systems</li><li>▶ Percentage of new development properties with EV charging stations installed annually</li></ul>

Section	Disclosure	Response
4b. Metrics & Targets	Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas emissions, and the related risks.	Refer to <a href="#">Environmental Performance</a> on page 30 of this report.
4c. Metrics & Targets	Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	<p>Related to management of climate-related risks and opportunities, it is EastGroup’s goal to decrease energy use as well as indoor and outdoor water use wherever feasible. In support of these goals, EastGroup has embraced the following targets:</p> <ul style="list-style-type: none"><li>▶ 15% reduction in energy use intensity (and related GHG emissions) by 2033 compared to a 2023 baseline*</li><li>▶ 100% compliance with benchmarking, audit and GHG reduction reporting requirements annually</li><li>▶ 90% of new development transfers to receive EV charging installation on an annual basis by 2029</li><li>▶ 95% data coverage for landlord-paid utilities by 2033</li><li>▶ Substantially 100% of EastGroup’s buildings in areas of “relatively high” or higher drought risk to have efficient irrigation (e.g., smart irrigation systems, drip irrigation, xeriscaping, etc.) by 2033</li></ul> <p>Every year, EastGroup improves upon our data collection processes and capacity, expanding upon our coverage for EastGroup-controlled operations as well as whole-building data. In 2024, EastGroup submitted all relevant benchmarking and reporting requirements and did not receive any associated penalties or fees. The Company also implemented irrigation improvements at 88 properties in 2024 to improve efficiency across areas of higher drought risk.</p>

\* Related to corporate offices (where separately metered) and EastGroup-owned buildings’ exterior and parking lot lighting for which EastGroup is billed directly

# SASB Index

Activity Metric	Category	Unit of Measure	Code	Response
Number of assets, by property sector	Quantitative	Number	IF-RE-000.A	EastGroup owned 638 buildings as of December 31, 2024 (includes all buildings in operating and lease-up). All buildings owned in 2024 were part of the industrial sector.
Leasable floor area, by property sector	Quantitative	Square feet ("SF")	IF-RE-000.B	60,702,000 SF
Percentage of indirectly managed assets, by property sector	Quantitative	Percentage by floor area	IF-RE-000.C	100%
Average occupancy rate, by property sector	Quantitative	Percentage	IF-RE-000.D	96.7%

Topic	Metric	Category	Unit of Measure	Code	Response
Energy Management	Energy consumption data coverage as a percentage of total floor area, by property sector	Quantitative	Percentage by floor area	IF-RE-130a.1	31%
	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	Quantitative	Megawatt-hours ("MWh"), Percentage	IF-RE-130a.2	(1) 88,231 MWh (2) 100% (3) 0%
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	Quantitative	Percentage	IF-RE-130a.3	-5.8%
	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	Quantitative	Percentage by floor area	IF-RE-130a.4	(1) 26% (2) 5%
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Discussion and Analysis	NA	IF-RE-130a.5	EastGroup has embedded systems and processes to facilitate responsible energy management across our portfolio and investment strategy. This includes internal construction standards, data management, our Environmental Management System and our Sustainability Due Diligence Scorecard for investment opportunities.  For more information, refer to: <a href="#">Efficiency &amp; Resilience</a> on pages 26-29 of this report. <a href="#">Data Management</a> on page 29 of this report. <a href="#">Environmental Performance</a> on page 30 of this report.

Topic	Metric	Category	Unit of Measure	Code	Response
Water Management	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	Quantitative	Percentage by floor area	IF-RE-140a.1	(1) 82% (2) 85%
	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	Quantitative	Cubic meters (“m <sup>3</sup> ”), Percentage	IF-RE-140a.2	(1) 1,639,699 m <sup>3</sup> (2) 79%
	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	Quantitative	Percentage	IF-RE-140a.3	-3.2%
	Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and Analysis	NA	IF-RE-140a.4	EastGroup recognizes the potential water-related risks associated with our business operations and geographies. In addition to installing water-efficient fixtures and appliances and implementing water-conscious landscaping practices, EastGroup also conducts periodic resilience assessments to gauge our portfolio’s exposure to various climate-related risks, including flooding, drought and heatwaves.  For more information, refer to: <a href="#">Efficiency &amp; Resilience</a> on pages 26-29 of this report. <a href="#">Environmental Performance</a> on page 30 of this report. <a href="#">Market Spotlight: South Florida</a> on page 32 of this report.

Topic	Metric	Category	Unit of Measure	Code	Response
Management of Tenant Sustainability Impacts	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	Quantitative	Percentage by floor area	IF-RE-410a.1	While EastGroup does not have a universal cost-recovery clause across new leases, the Company does work closely with tenants during lease negotiations to understand the need for and tenants’ interest in efficiency-related improvements. This enables EastGroup to take a case-by-case approach to help drive building improvements for the Company’s and tenant’s mutual benefit. In 2024, 20% of new leases (representing approximately 1.3 million square feet) included efficiency-related capital improvements such as LED lighting installation or retrofits as part of a tenant improvement allowance. 42% of new leases in 2024 (representing approximately 2.7 million square feet) included green lease language related to the sharing of utility consumption data.
	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	Quantitative	Percentage by building and floor area	IF-RE-410a.2	(1) 100% of our industrial buildings are separately metered for tenant electricity. Owner-paid electric meters cover the exterior and parking areas as well as a minimal amount of interior space for a small subset of properties. (2) As distribution facilities are generally less water intensive than other building types, we do not typically meter or submeter each tenant separately unless their water needs extend beyond normal restroom or kitchen use, however, we do use submeters to track water consumption for each building’s irrigation system separately from interior water use.
	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	Discussion and Analysis	NA	IF-RE-410a.3	EastGroup utilizes guiding policies, educational materials, lease language and other stakeholder engagement opportunities to promote a collaborative approach with tenants toward improving sustainability impacts of tenants. This includes a Tenant Green Fit-Out Guide, green lease language, awareness campaigns and property-level events, all of which highlight the benefits of conservation principles and help foster enhanced utility data management for continual performance improvement.  For more information, refer to: <a href="#">Shared Progress</a> on page 23 of this report. <a href="#">Stakeholder Groups</a> on page 17 of this report.
Climate Change Adaptation	Area of properties located in 100-year flood zones, by property sector	Quantitative	Square feet (“SF”)	IF-RE-450a.1	EastGroup conducts resilience assessments to determine our properties’ exposure to flooding under various climate scenarios. While a small percentage of our portfolio is located within 100-year flood zones, more specific context would be required to evaluate the exact square footage impacted given the various resilience features incorporated at properties that are designed to prevent flooding or mitigate its impacts. EastGroup retains extensive insurance coverage, including flood insurance, over all of our buildings.
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Discussion and Analysis	NA	IF-RE-450a.2	EastGroup applies a portfolio-wide and property-specific lens to assessing the climate-related resilience of our operations and investment opportunities. In addition to our extensive property insurance coverage, we also incorporate strategies for mitigating the impacts of physical climate risks on a building-by-building basis during construction. These may include raising a building out of the base flood elevation, incorporating a retention pond or other stormwater control features, raising the height of dock doors and other design measures to reduce the risk of water penetration or mitigate its impacts. We also install protective guards on rooftop AC units to preserve and extend their lifespan and make adjustments to the wind rating of our rooftops in certain areas of heightened risk.  For more information, refer to <a href="#">Efficiency &amp; Resilience</a> on pages 26-28 of this report.

# About This Report

This report published June 30, 2025, speaks as of the date it is published. Disclosures throughout our 2024 Corporate Responsibility Report have been prepared in accordance with GRI Standards, SASB Standards and TCFD recommendations. Information contained within this report reflects data as of or for the year ended December 31, 2024, unless otherwise noted. All information, data, opinions and activities contained in this report are subject to change without notice. The contents of this report were developed based on feedback from our internal and external stakeholders and metrics used by corporate responsibility and sustainability rating providers. The metrics and quantitative data contained in this report are not based on generally accepted accounting principles and have not been audited. The Company does not assume any responsibility or obligation to update or revise any such information, data, opinions or activities without regard to whether any of these are affected by the results of new information, future events or otherwise. This report does not, and is not intended to, create any relationship, rights or obligations, legal or otherwise, and you should not rely upon this report to do so.

The inclusion of information and data in this report is not an indication that such information or data or the subject matter of such information or data is material to EastGroup Properties, Inc. for purposes of applicable securities laws or otherwise. The principles used to determine whether to include information or data in this report do not correspond to the principles of materiality contained in the federal securities laws, the concept of materiality used to determine whether disclosures are required to be made in filings with the U.S. Securities and Exchange Commission or principles applicable to the inclusion of information in financial statements.

Our goals regarding our corporate responsibility and sustainability initiatives are aspirations. They are not guarantees or promises that we will meet all or any of our goals. Any statistics and metrics regarding our corporate responsibility and sustainability activities are estimates and may be based on assumptions or developing standards.

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We welcome your feedback and questions on the contents of this report as well as any of our corporate responsibility initiatives. You can reach a team member at EastGroup by selecting the Investor Relations dropdown at [www.eastgroup.net/contact](http://www.eastgroup.net/contact).

# Forward Looking Statements

This report contains statements that reflect or are based on our views about our future business achievements and financial performance. These statements are “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995. Forward-looking statements are generally identified through the inclusion of words such as “aim,” “anticipate,” “believe,” “drive,” “estimate,” “expect,” “goal,” “intend,” “may,” “plan,” “project,” “strategy,” “target” and “will” or similar statements or variations of such terms and other similar expressions. Forward-looking statements inherently involve risks and uncertainties. For information on certain factors that could cause actual events or results to differ materially from our expectations, please see our filings with the Securities and Exchange Commission, including our most recent annual report on Form 10-K and subsequent reports on Forms 10-Q and 8-K. Investors are cautioned not to place undue reliance on any such forward-looking statements, which speak only as of the date they are made. We undertake no obligation to update any forward-looking statements, whether as a result of new information, future events or otherwise. All forward-looking statements are based on management’s knowledge and reasonable expectations at the time of publication, and we assume no duty to update these statements as of any future date.



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